



WHAT IS A PUD (PLANNED UNIT DEVELOPMENT) IN REAL ESTATE?

Source: Inman – <https://www.inman.com/real-estate-glossary/planned-unit-development-pud/>

What a Planned Unit Development?

There are many different types of housing developments that are being built every day all over the country. One of these types of developments is known as a Planned Unit Development (PUD). Planned Unit Developments are housing developments that are not subject to the standard zoning requirements, but instead work with the local government to develop criteria that will determine common areas, private areas and building guidelines.

The homeowner community will be operated by an association and will be designed to offer certain amenities and features that are not typically found in a traditional type of subdivision. There will generally be association dues assessed to help cover the amenities, maintenance and any other fees associated with living in a PUD.

Lots of different types of housing are available within these communities including single-family homes, condos and townhomes. You can also find retail and commercial space within the PUD.

As living in a traditional subdivision, there are PROS & CONS to be considered when moving into a Planned Unit Development:

PROS

- *The convenience and amenities offered are an obvious pro (including the money you will save on travel expenses).*
- *When living in a PUD, you may have access to many different shops and restaurants without ever leaving the community.*
- *Additional amenities may include parks, swimming pools and workout facilities.*
- *Maintenance - in many circumstances the PUD is responsible for maintaining the front and back yards of each home in the community. This helps to ensure that the homeowner does not neglect the property and lower the property values for everyone else.*
- *The PUD's will usually take care of all the common areas that require maintenance such as landscaping and snow removal.*

CONS

- *The amenities listed above do not come without a cost. You will be paying for them with your association fees that you pay either on a monthly or a yearly basis.*
- *There will be guidelines that will need to be followed pertaining to the exterior of the properties and where you can and cannot park your vehicles.*
- *Some PUDs have pet ownership requirements, and there may be other requirements put into place by the association.*
- *You will not be allowed to do whatever you wish with your property.*