HANCOCK RENOVATION
SOUTH SHORE

South Shore Home Remodel Adds Garage Conversion Service

November 23, 2026

QUINCY, MA - November 23, 2026 -
South Shore Home Remodel has introduced a dedicated garage conversion service, covering design, permitting support and construction for homeowners turning attached and detached garages into finished, year-round living space. The service opened to bookings in September 2026 across the company's 28-community service area in eastern Massachusetts.

The launch follows a change in state housing law. The Affordable Homes Act, signed on August 6, 2024, amended the Massachusetts Zoning Act so that accessory dwelling units are permitted by right in single-family zoning districts. That amendment and its implementing regulations, codified at 760 CMR 71.00, took effect on February 2, 2025, and reach 350 municipalities, with Boston excluded under a separate municipal policy. srpeddberkshireeagle

Under the statute, a property owner may add one accessory dwelling unit of up to 900 square feet, or half the gross floor area of the principal dwelling, whichever is smaller, without a special permit, variance or public hearing. Local bylaw provisions that conflicted with the statute became unenforceable on the effective date. A building permit is still required, and the finished space must satisfy state building, fire and health codes.

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Permitting data shows steady uptake since then. The Executive Office of Housing and Livable Communities reported in a tracker last updated on August 12, 2026, that municipalities received 2,824 accessory dwelling unit applications between January 2025 and June 2026 and approved 2,084 of them, with half of the permits issued covering detached units. An analysis published by the Pioneer Institute in March 2026 found that the 1,224 units permitted during 2025 amounted to about 10.1 percent of all new homes authorized statewide that year. masspioneerinstitute

Garages sit at the center of that trend because a conversion reuses a foundation, walls and roof that already exist. The new garage conversion services address the scope of work required to bring an unheated structure to residential standard, beginning with an assessment of the slab for moisture and level and, where insulation or code height requires it, a built-up floor. Work then covers replacing the overhead door with a finished wall, windows or doors, framing interior partitions, insulating walls, floor and ceiling, adding a dedicated heating and cooling zone, and extending electrical and, for a suite or bath, plumbing. Egress windows are sized to code where a bedroom is planned, and siding, trim and rooflines are matched to the existing exterior.

Conversions that add a kitchen or a separate entrance can fall under accessory dwelling unit provisions that still differ in administrative detail from one municipality to the next, including site plan review, dimensional standards and short-term rental limits. The company, which is licensed and insured in Massachusetts and based in Quincy, reviews those local requirements before design begins, prepares the building permit application and coordinates inspections with municipal building departments.

"For many households, the square footage needed is already under the same roof," said Bob Dougherty, owner of South Shore Home Remodel. "The change in state law removed the zoning uncertainty that used to stall these projects, so what remains is a set of structural questions about slab condition, ceiling height and where heat and plumbing can be run."

Dougherty said the most frequent requests involve first-floor bedrooms with a full bath, home offices and in-law suites, the last of which can operate as an accessory dwelling unit where local rules allow it. Demand has also come from households arranging ground-floor space for an aging parent, he said, because a converted garage eliminates stairs.

A full conversion also removes covered parking and storage, a trade-off documented during the initial consultation. Some homeowners convert a single bay of a two-car garage and keep the remaining bay for vehicles.

Pricing is set through an itemized written estimate issued after an in-home consultation, because scope

drives cost more than floor area does: a plain room conversion differs substantially from a suite with a full bath and a kitchenette. Design and permitting add time ahead of construction, and schedules are set in writing before work begins.

For more information, visit South Shore Home Remodel.

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South Shore Home Remodel

South Shore Home Remodel is a Quincy, MA home remodeling contractor specializing in kitchen, bathroom, basement, and second-story additions. Serving the South Shore for 10+ years. Learn more at southshorehomeremodel.com

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