Best In American Living Awards 2025 Category and Requirements

Eligibility Requirements for all Categories

- The home(s) or project must have been completed or first model opened between January 1, 2023, and October 6, 2025.
- Communities or project phases for larger communities must have at least 50% of the building units and 50% of the infrastructure completed by October 6, 2025.
- The same project may be entered for awards in multiple categories. Winning projects previously entered are not eligible to submit again for the same category.
- Any home owned or occupied by a staff member of NAHB shall be disqualified.
- Should the need arise, the judges reserve the right to subdivide any category as appropriate in an effort to provide fairer competition.

Site and Floor Plan Requirements for Eligible Categories

- File should contain all floor plans and relevant elevations that are representative of what you are submitting.
- Furnished, marketing-style floor plans and elevations are encouraged.
- If this is a remodeling submission, please include "before" plan(s), if possible.

Photography Requirements for All Categories

- It is highly recommended that for all categories that are not strictly interior architecture or design that sufficient exterior photography be submitted to demonstrate the design characteristics of the home, residential building or community. Entries without sufficient exterior photography, if applicable, may be removed from consideration.
- **On the Board applicants** should submit sufficient renderings and other architectural drawings in lieu of photographs.
- **Remodeling applicants** should include sufficient "before" and "after" photography that showcases the transformation and final product.
- Additional eligibility requirements by category will be listed below once you have selected an award category.

Single-Family Production or Builder Spec

Categories 1 through 8: *Submissions should be single-family detached homes built for sale or builder spec homes built without a specific client's input. Homes built for specific clients who have input from design through construction should be entered in the appropriate Custom Home category. Square footage refers to conditioned living space.*

1. Best Detached Home - up to 2,000 sq. ft., Production or Builder Spec Home

2. Best Detached Home - 2,001 - 2,500 sq. ft., Production or Builder Spec Home

3. Best Detached Home - 2,501 - 3,000 sq. ft., Production or Builder Spec Home

4. Best Detached Home - 3,001 - 3,500 sq. ft., Production or Builder Spec Home

5. Best Detached Home - 3,501 - 4,500 sq. ft., Production or Builder Spec Home

6. Best Detached Home - Over 4,500 sq. ft., Production or Builder Spec Home

7. Best Attached Home/Townhouse Plan - Built for Sale
Submissions should be single-family attached townhouse style structures built for sale. Submissions can include micro-housing dwelling units attached as a part of a townhouse style structure as long as they are built for sale and are not sold as a part of another unit. Condominium or garden-style apartments should be entered in the appropriate multifamily category.

8. Best On-the-Boards Single-Family - Production or Builder Spec Home
Submissions should be production homes that are being developed for or in response to a specific project or need. Submissions shall include necessary material (site plans, floor plans, elevations and renderings) to describe the proposed home design and any unique features of that design.

Single-Family Custom

Categories 9 through 17: *Submissions can include micro-housing (tiny homes) and accessory dwelling units (ADUs). Micro-housing should be entered in category 11 and is defined as a stand-alone structure on an individual site with no other residential unit present. ADUs should be entered in category 18 and are defined as secondary living units in conjunction with another residence. All other custom homes should be entered into the appropriate category by their square footage of conditioned living space.*

9. Best One-of-a-Kind Custom Home - up to 2,000 sq. ft.

10. Best One-of-a-Kind Custom Home - 2,001 - 3,000 sq.

11. Best One-of-a-Kind Custom Home - 3,001 - 4,000 sq. ft.

12. Best One-of-a-Kind Custom Home - 4,001 - 5,000 sq. ft.

13. Best One-of-a-Kind Custom Home - 5,001 - 6,000 sq. ft.

14. Best One-of-a-Kind Custom Home - 6,001 - 8,000 sq. ft.

15. Best One-of-a-Kind Custom Home - Over 8,000 sq. ft.

16. Best Accessory Dwelling Unit (ADU)

17. Best On-the-Boards Single-Family Home
Submissions should be fully developed designs that have not yet begun or completed construction. The home should have a specific client who is giving input on the design that is being developed. Submissions shall include necessary material (site plans, floor plans, elevations and renderings) to describe the proposed home design and any unique features or solutions of that design.

Multifamily

Categories 18 through 33: *For developments up to 3 stories, this refers to the maximum above grade. For 4 stories and over, calculate the number of stories including the podium.*

18. Best Affordable Multifamily, Garden/Low-Rise (5 stories or less)
Submissions should be multifamily projects that are affordable or mixed affordable and market rate, with rental rates or sales prices that do not exceed 120% of the Area Median Income (AMI) for at least 25% of units.

19. Best Affordable Multifamily, Mid-Rise/High-Rise (6 stories or more)
Submissions should be multifamily projects that are affordable or mixed affordable and market rate, with rental rates or sales prices that do not exceed 120% of the Area Median Income (AMI) for at least 25% of units.

20. Best Multifamily Condominium, Built for Sale (5 stories or less)

21. Best Multifamily Condominium, Built for Sale (6 stories or more)

22. Best Garden Apartment Community (4 stories or less)

23. Best Low-Rise Apartment Community, For Rent (non-garden, 5 stories or less)

24. Best Mid-Rise Apartment Community, For Rent (6 to 9 stories)

25. Best High-Rise Apartment Community, For Rent (10-plus stories)

26. Best Mixed-Use Community, Multifamily

27. Best Multifamily Adaptive Reuse/ Redevelopment
Submissions should be multifamily projects for sale or rent that are the result of an adaptive reuse.

28. Best Multifamily Student Housing

29. Best Multifamily Project - On-the-Boards
Submissions should be projects that are under development and have not yet begun or completed construction. Submissions shall include necessary material (site plans, floor plans, elevations and renderings) to describe the proposed home design and any unique features of that design.

Affordable

30. Best Multifamily Interior Merchandising of a Common Area

31. Best Multifamily Community Amenity/Common Space
Submissions can be either standalone buildings/facilities or part of a larger building with other uses and must be built. Can include facilities within single or multifamily projects. Examples include clubhouses, shared workspaces, recreational facilities and entertainment or outdoor venues.

32. Multifamily Development Firm of the Year

33. Multifamily Property Management Firm of the Year

Remodeling

Categories 34 through 47: *If the project is entirely new construction, it should be entered into another category for newly built homes or rooms. Dollar amounts refer to the cost of the remodel.*

34. Best Remodel of an Entire Home, Budget up to $250,000

35. Best Remodel of an Entire Home, Budget $250,001 - $750,000

36. Best Remodel of an Entire Home, Budget Over $750,000

37. Best Remodel - Addition, Indoor or Outdoor, Budget up to $100,000

38. Best Remodel Addition, Indoor or Outdoor, Budget Over $100,000

39. Best Remodel - Home Addition

40. Best Historic Preservation/Restoration
Submission must preserve the character of the original structure and meet the local qualifications for a historic building. The project does not need to be registered as a historic building to be considered.

41. Best Remodeled Kitchen, Budget up to $75,000

42. Best Remodeled Kitchen, Budget $75,000 - $125,000

43. Best Remodeled Kitchen, Budget over $125,000

44. Best Remodeled Bath, Budget up to $50,000

45. Best Remodeled Bath, Budget Over $50,000

46. Best Remodeling - Specialty Project
Submissions must focus on any one single space that serves a dedicated function within a home. Examples include, but are not limited to, entries, foyers, living rooms, entertainment rooms, home offices, libraries, garages, wine cellars, dining areas and accessory buildings.

47. Best Remodel for Aging in Place

Community

For larger, phased communities, amenities in future phases cannot be claimed on this application.

For single-family communities, submissions may be a master planned community, or a phase or neighborhood within a master planned community that either has their own amenities or shares amenities with surrounding neighborhoods. Examples of amenities include swimming pools, tennis courts, schools, community centers, bike trails, golf courses, clubhouses, equestrian center, etc.

48. Best Single-Family Community

49. Best Mixed-Use Community, Single-Family
For mixed-use communities, submissions must incorporate a mix of at least two housing types which can be single-family detached, single-family attached, duplexes, multifamily, live-work units, bungalow courts, etc. Submissions also incorporate two or more uses – Residential, Commercial, Office, or Institutional – within a single site plan and may be in an urban, suburban or rural area.

50. Best Infill Community
Submissions may be either new development or adaptive reuse of an existing structure that is sited on vacant or underused land within an existing community and

is surrounded by other types of development. Submissions can be single-family detached, single-family attached, multifamily, or a mix thereof.

51. Best Single-Family Community, Built to Rent

Specialty

52. Best On-the-Boards Community
Submissions should include an innovative solution to a site, social, environmental, business, community or other need. Communities may be single- or multifamily or a mix thereof.

53. Best Kitchen Design in a Production or Builder Spec Home
Submissions must focus on a kitchen within a model home. Only new construction projects are eligible.

54. Best Kitchen Design in a Custom Home
Submissions must focus on a kitchen within a private residence. Only new construction projects are eligible.

55. Best Primary Suite Design for a Production or Builder Spec Home
Submissions must focus on a primary suite within a model home. Only new construction projects are eligible.

56. Best Primary Suite in a Custom Home
Submissions must focus on a primary suite within a private residence. Only new construction projects are eligible.

57. Best Specialty Room/Project for a Production or Spec Homes
Submissions must focus on any one single space that serves a dedicated function within a model home. Examples include, but are not limited to, entries, foyers, living rooms, entertainment rooms, home offices, libraries, garages, wine cellars and dining areas. Only new construction projects are eligible.

58. Best Specialty Room/Project in a Custom Home

Submissions must focus on any one single space that serves a dedicated function within a private residence. Examples include, but are not limited to, entries, foyers, living rooms, entertainment rooms, home offices, libraries, garages, wine cellars and dining areas. Only new construction projects are eligible.

59. Best Outdoor Room/Living Space

60. Best Design Detail

Entries should highlight one particular detail per entry. Submissions can include, but are not limited to staircases, window casing details, bars, water features, etc. Entire spaces or rooms should be entered into Categories 57 and 58: Specialty Room/Project.

61. Best Innovative Housing Solution / Creative Living Space

Submissions should showcase innovation and have the ability to significantly influence the residential design and housing industry over the next five years. Both individual projects and products are eligible to receive this award, including but not limited to new home design concepts, new types of site development, innovations in products and interior design, and design responses to COVID-19. Submissions must enhance the experience of residents.

Offsite Construction

To qualify for entry, the majority (50%) of your project must be built with one of the following construction methods.

62. Best Log Home Design

Log home construction involves building a house primarily from logs, often stacked horizontally and interlocked at the corners. Logs can be round, squared, or hewn to other shapes, either handcrafted or milled. Structures built from log packages or kits manufactured in a factory setting are eligible for this category.

63. Best Timber Frame Construction Design

Timber frame structures are built from large wood posts and beams that form the

structural support of the home and require no interior load-bearing walls. Structures built from timber frame packages or kits manufactured in a factory setting are eligible for this category.

64. Best Modular Home Design
Modular residential construction involves building a home in sections or modules within a factory setting, then transporting those modules to the construction site and assembling them there.

65. Best Panelized Home Design
Panelized residential construction involves building the main components of a structure – walls, floors, and roofs – in a controlled factory environment before transporting them to the construction site for assembly. All methods of panelized construction, including open wall panels, closed wall panels, structural insulated panels, etc., and all building materials, whether wood, metal or composite are eligible for this category.

66. Best Concrete Home Design
All structural concrete building methods are eligible for this category including but not limited to insulated concrete forms, precast walls, cast in place walls, concrete block and 3D printed homes that use a concrete based material.

67. Best Offsite Construction Multifamily Project Design