



suburban inns

Fact Sheet

Facts About Hotel Development Timelines

For Immediate Release

The process of developing a quality hotel is lengthy. When plans to build a new hotel are announced, communities are understandably excited. But the time from plan announcement to welcoming the first guests can take years, and many become confused or impatient at the time it takes for a new hotel be completed and open for business. This fact sheet is intended to explain clearly the steps and time involved in building a new hotel.

<u>Steps in the Process</u>	<u>Approximate Time</u>
Market research <i>(Size of community, job profile, demand generators, medium income)</i>	4 months
Site selection <i>(Letter of intent, surveys, site plans)</i>	3 months
Franchise available for market <i>(Site plan specifics, review and revisions)</i>	1 month
Franchise agreement/City planning department approval (concurrent) <i>(Site plan, review, revisions. Environmental due diligence)</i>	1 year
Site plan approval by city planning commission <i>(Can take longer due to variances for signage, parking etc.)</i>	2 months
Lender agreement	4 weeks
Purchase property	(already on option)
Construction drawing and prints	4 months
Building permit	1 month
Construction (Groundbreaking to grand opening)	1 year
Total time (approximate)	3 years, 4 months