

NARI RotY[®]
REMODELER OF THE YEAR
2027 AWARDS



NARI National Remodeler of the Year 2027 Program Categories

NARI members can submit residential and commercial projects to showcase their excellence across 44 categories, including kitchens, baths, architectural, and landscape design. Entry submissions open October 5 with early bird pricing and close November 19, 2026. For more details on how to enter, visit [**nari.org/roty**](https://nari.org/roty).

Residential Kitchen

Project Cost*

- Under \$50,000
- \$50,000 to \$100,000
- \$100,000 to \$150,000
- \$150,000 to \$200,000
- Over \$200,000

Best residential kitchen remodel projects that include remodeling of any other adjacent space such as a family room, dining room, mudroom, etc., should be entered into a Residential Interior category. Only interior photos may be used.

Residential Bath

Project Cost*

- Under \$40,000
- \$40,000 to \$70,000
- \$70,000 to \$100,000
- \$100,000 to \$150,000
- Over \$150,000

Best residential bath remodel projects that include remodeling of any other adjacent space such as a primary (clothing) closet, dressing area, make-up room, etc., should be entered into a Residential Interior category. Only interior photos may be used.

Residential Interior

Project Cost*

- Under \$100,000
- \$100,000 to \$250,000
- \$250,000 to \$500,000
- Over \$500,000

Best residential interior remodel that includes, but is not limited to, such projects as family or recreation room remodeling, bath or kitchen with adjacent space, home theater or media rooms, wine rooms, attic conversions, etc. Work must be done within the existing walls of a residential structure. This category does not include room additions or basements. Only interior photos may be used.

Residential Interior Feature

Project Cost*

- Under \$50,000
- \$50,000 and Over

This category represents one special interior feature of a project. It includes but is not limited to projects such as railings and columns; brick, stone, and masonry work; tiling; air conditioning and heating; fireplaces; vestibules; insulation; kitchen hoods; glass block; wall finishes such as plaster; flooring; best use of lighting or lighting control systems, or home automation. Work must have been done to the interior of an existing residential structure, and only interior photos may be used. To qualify, the residential interior feature must be specified in the entry materials and the descriptive text.

Residential Addition

Project Cost*

- Under \$250,000
- \$250,000 to \$500,000
- Over \$500,000

Best residential addition that includes, but is not limited to, additions, add-a-levels, or attic build-outs, which increases the livable space of the existing home. The project is limited to one addition per structure. Interior and exterior photos may be used.

Residential Exterior

Project Cost*

- Under \$50,000
- \$50,000 to \$100,000
- \$100,000 to \$200,000
- Over \$200,000

Best exterior project that includes, but is not limited to, alterations to the exterior of a residential building such as porticos, porches, glass or screen enclosures or greenhouse rooms (unconditioned spaces), windows, dormers, and exterior resurfacings like siding, stucco, etc. which enhances the overall appearance of the exterior. Exterior photos may be used, and interior photos of attached unconditioned spaces may also be used.

Residential Detached Structure

Structures such as garages, pool houses, studios, guesthouses, sheds, gazebos, pavilions, etc., remodeled or added to an existing residential property. Interior and exterior photos may be used.



Entire House

Project Cost*

- Under \$250,000
- \$250,000 to \$500,000
- \$500,000 to \$750,000
- \$750,000 to \$1,000,000
- Over \$1,000,000

A project that remodeled or renovated a substantial portion of the entire residential house, inside and outside, or where multiple additions and/or style changes in footprint or elevation have been made in more than one location. The entry must include a description of the existing structure portions incorporated into the finished project. Pictures and plans submitted with the entry must highlight those portions of the home retained in the new design.

Residential Historical Renovation/Restoration

Project Cost*

- Under \$250,000
- \$250,000 and Over

The renovation/restoration of a residential structure's interior and/or exterior, or addition to a residential structure, was originally built at least 75 years ago. All changes are to have closely matched the architectural style and building type. All products used are to be of a material authentic in style to the area in which the building was originally built, paying special attention to period trim detail and period coloring. Restoration of missing historic features and added structures are to respect the essential historic character and architectural style of the original building design.

Commercial Interior

Remodeling performed within the existing walls of a previously occupied commercial space. Clearly define the type of client and the client's needs in the project description. Only interior photos may be used.

Commercial Exterior

Remodeling performed on the exterior of an existing commercial structure. Clearly define the type of client and the client's needs in the project description. Only exterior photos may be used.

Residential Landscape Design/Outdoor Living

Project Cost*

- Under \$100,000
- \$100,000 to \$250,000
- Over \$250,000

Best residential landscape design/outdoor living project that includes, but is not limited to, landscaping, pathways, driveways, patios, pagodas, outdoor kitchens, decks, terraces, pools, spas, etc. Work is not exclusive to existing structures. Commercial projects should be entered into Commercial Specialty. Only exterior photos may be used.

Basement

Project Cost*

- Under \$100,000
- \$100,000 to \$250,000
- Over \$250,000

Best basement conversion. Work must be done within the existing walls of a residential structure. Additions are excluded from this category. Only interior photos may be used.

Universal Design – Kitchen

Kitchen remodeling projects utilizing Universal Design standards and practices. Projects entered in this category must meet CotY criteria for Residential Kitchens (any price point). Projects entered in this category may also be entered into the appropriate Kitchen category separately with an additional fee. All Universal Design entries will be judged by NARI Universal Design Certified Professionals. Entries for commercial projects are not eligible at this time.

Universal Design – Bath

Bathroom remodeling projects utilizing Universal Design standards and practices. Projects entered in this category must meet CotY criteria for Residential Bath (any price point). Projects entered in this category may also be entered into the appropriate Bath category separately with an additional fee. All Universal Design entries will be judged by NARI Universal Design Certified Professionals. Entries for commercial projects are not eligible at this time.

Universal Design – Other

Remodeling projects utilizing Universal Design standards and practices that are not a kitchen or bathroom. All Universal Design entries will be judged by NARI Universal Design Certified Professionals. Entries for commercial projects are not eligible at this time.

Residential Architectural Design Under 500 sq ft

Residential remodeling projects focusing on architectural design under 500 square feet. Submissions should include full design plans which may contain site plans, floor plans, elevations and rendering including a minimum of one scaled drawing. Project does not need to be built. Do not include any pictures of the completed project.

Residential Architectural Design Over 500 sq ft

Residential remodeling projects focusing on architectural design over 500 square feet. Submissions should include full design plans which may contain site plans, floor plans, elevations and rendering including a minimum of one scaled drawing. Project does not need to be built. Do not include any pictures of the completed project.

*Cost is defined as contract price, all extras, change orders and the fair market value of materials and products that were purchased, sweat equity and in-kind services provided, and/or any subcontract work. The cost of all homeowner-provided products, services, or labor should be included in this cost. All markups and profit should be included in the cost provided. For member-owned projects, costs should include normal markups as if the project was contracted to an outside client.