

# BASE GAME

## A Tiles (32)



+1 Income when placed, and  
+1 Income for every Office in any  
borough. (2)



+1 Income when placed. (2)



+3 Income when placed, and -1  
Income for every Restaurant built after  
this one in any borough. It is possible for  
this tile to decrease the player's Income  
more than a total of 3 if enough other  
Restaurants have been placed in any  
borough. (3)



-1 Reputation when placed, and  
+1 Income for every Restaurant in any  
borough. (2)



+1 Income when placed, and  
+3 Population for each adjacent  
Residential tile. (2)



+1 Income for each adjacent  
Commercial tile and -1 Reputation for  
each adjacent Residential tile. (2)



+1 Population when placed, and  
take \$2 from the Resource tray for  
every Residential tile in any borough,  
including this tile. (2)



+2 Income when placed, and  
-1 Reputation for each adjacent  
Industrial, Civic, Residential, and  
Commercial tile. (2)



+3 Income when placed, and take \$2  
from the Resource tray for each Civic tile  
in your borough, including this tile. (2)



+6 Population when placed. (2)



+1 Income for every Airport, including  
this tile. In addition, -1 Reputation for  
each adjacent Residential tile. (2)



+1 Income when placed, and  
+1 Income for each adjacent  
Commercial tile. (3)



+1 Income when placed, and  
+1 Income for each adjacent Civic or  
Commercial tile. (2)



-2 Reputation when placed, and  
+1 Income for every Restaurant in any  
borough. (2)

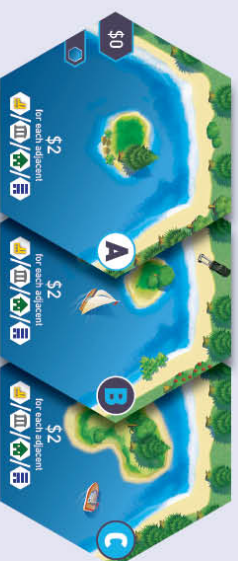


Take \$2 from the Resource tray for  
each Industrial, Civic, Residential, or  
Commercial tile adjacent to each of  
your Lake tiles in addition to the \$2 you  
normally take from the Resource tray  
for those tiles being adjacent to your  
Lake(s).

Waterfront Realty is a little different than  
most tiles in that it affects all tiles that  
are adjacent to your Lake tiles, not to this  
tile. If a Lake is present in your borough  
when this tile is placed, immediately  
take \$2 for each existing Industrial,  
Civic, Residential, or Commercial tile  
that is adjacent to your Lake. For each  
new Industrial, Civic, Residential, or  
Commercial tile placed adjacent to your  
Lake, take \$4 instead of just \$2. And if  
you place another Lake in the future,  
you'll take \$4 for each Industrial, Civic,  
Residential, or Commercial tile it is  
adjacent to.

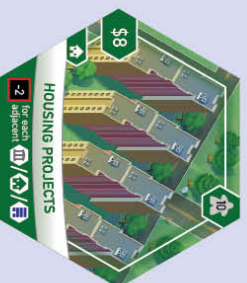
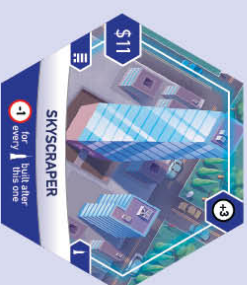
Placing an Investment marker on a  
Waterfront Realty tile allows you to take  
an additional \$2 for each Industrial,  
Civic, Residential, or Commercial  
tile adjacent to your Lake. With an  
Investment marker present, placing  
any Industrial, Civic, Residential, or  
Commercial tile next to your Lake now  
allows you to take \$6. (2)

## Lake Tiles



Lake tiles are the facedown sides of all A, B, and C tiles (but not the facedown sides of basic tiles). All Lake tiles are the same: they cost \$0 and the owner takes \$2 for every facemap tile adjacent to the Lake tile. This happens initially when placing the Lake tile, and retroactively: when you place a facemap tile adjacent to an existing Lake tile, take \$2 for placing that tile there. Each Lake tile generates the \$2 separately, so if you place a facemap tile next to two Lake tiles, take \$4 for that facemap tile. Placing an Investment marker on a Lake tile costs the player nothing, and gives you an additional \$2 for each facemap tile adjacent to a Lake tile with an Investment marker on it.

## B Tiles (36)



## C Tiles (32)



+5 Population when placed, and  
+2 Population for each adjacent  
Commercial tile. (2)



+2 Population when placed, and  
+1 Population for each of your  
Residential tiles, including this tile. (2)



+1 Income when placed, and  
+1 Reputation for each adjacent  
Residential tile. (2)



+2 Reputation when placed, and  
+1 Income for each of your Commercial  
tiles. (2)



+5 Population when placed, and  
+3 Population for each adjacent  
Commercial tile. (2)



+1 Reputation when placed, and  
+3 Population for each of your  
Residential tiles. (3)



+1 Income when placed, and  
+1 Population for all other boroughs'  
Residential tiles. (2)



+1 Income and +1 Reputation for  
every airport, including this tile. In  
addition, -1 Reputation for each  
adjacent Residential tile. (2)



+1 Reputation when placed, and take  
\$2 from the Resource tray for every  
Industrial tile in any borough. (2)



+1 Reputation when placed, and  
+2 Population for each of your  
Residential tiles. (3)



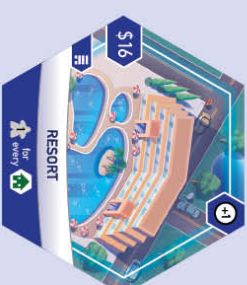
+5 Income when placed, and  
-2 Income for every Car Dealership  
built after this one in any borough. (2)



+1 Reputation when placed, and  
+2 Reputation for each adjacent  
Industrial tile. (2)



-2 Income when placed, and  
+1 Reputation when you pass a red roof  
on the scoreboard (moving only from a  
lower number to a higher one). By itself,  
PR Firm negates the -1 Reputation  
when you pass a red roof. When passing  
a red roof due to moving from a higher  
number to a lower number on the  
scoreboard, this tile has no effect.  
Placing an Investment marker on PR  
Firm results in an additional -2 Income  
and a total of +2 Reputation when  
you pass a red roof (for a net gain of  
+1 Reputation each time). (2)



+1 Income when placed, and  
+1 Population for every Residential tile  
in any borough. (2)



+2 Income when placed, and  
+1 Reputation for every School in any  
borough. (2)



+2 Population when placed. (8)



-1 Income when placed, and  
+1 Reputation for each adjacent  
Industrial, Residential, or  
Commercial tile. (8)



+1 Income when placed, and  
-1 Reputation for each adjacent Civic  
or Residential tile. (8)



**ONE MORE ROUND**  
After this round is over, the  
Start Player and each player  
after the Start Player has  
one more turn, after which  
the game is over.  
This tile is not placed in the  
Real Estate Market.

When the One More Round tile is drawn  
from the tile tower, finish the current  
round, then everyone plays one more  
round. This tile is not added to the  
Real Estate Market, and another tile is  
immediately taken from Tile Tower to  
take its place in the Real Estate Market.  
(1)

## Basic Tiles (24)

## Goals (20)



Goals can be either public (placed on the Goals lid with everyone vying for them) or private (one tile kept by the player at the beginning of the game that only they can win). In both cases, the points are awarded at the end of the game, but only to a player who has alone achieved the goal (ties result in no one scoring the end game Population bonus). For private goals, only the owner of the goal may score the end game Population bonus and only if they alone have achieved their goal.

You score a goal based only on the tiles in your own borough. The same goes for the Employer (Fewest Investment markers) goal; only the Investment markers played in your borough count towards that goal for you.

When scoring a goal, red roofs do not adjust your Income or Reputation.

Score goals before converting your money to Population (\$5 per 1 Population).

This ensures that the Billionaire (Most Money on Hand) and Spendthrift (Least Money on Hand) goal winners are determined before money is converted to Population.

## Suburbia Inc.

### A Tiles (10)



-2 Population when placed, and +1 Income for each adjacent Residential tile. You must have at least 2 Population to place this tile. (2)



+1 Reputation when placed, and take \$2 for each of your Industrial, Civic, Residential, or Commercial tiles, including this one. (2)



+1 Population when placed, and +1 Income for each adjacent Residential tile. (2)



+2 Income when placed. In addition, at the end of the game when goals are being scored, a player with a Law Office may score one public or private goal they are tied for as if they had won it.

If you placed both Law Office tiles, you may score two different goals you tie for. If you place an Investment marker on a Law Office, you may score one additional goal you are tied for. And if you have both Law Office tiles and place Investment markers on both of them, you may score up to four different tied goals.

When playing with the *Suburbia 5 Star* expansion, the "Score a Tied Goal" conditional effect only works when a goal is tied with another player who is in the same position on the Star track. (2)



Redevelopment Planner is a special "black" (not gray) tile used as a placeholder. After you place a Redevelopment Planner, you may, on any future turn, replace it with any faceup tile (either from the Real Estate Market or a standard tile). You pay nothing for the replacement tile (not even the amount above the tile on the Real Estate Market). The replacement tile must go in the same location as the removed Redevelopment Planner tile. Then remove the Redevelopment Planner tile from the game.

No other tiles interact with a Redevelopment Planner when you place it (i.e., you do not receive \$ from placing it next to a Lake tile or increase Reputation from placing it next to a Community Park or Museum).

Investment markers may not be played on a Redevelopment Planner tile. (2)

### B Tiles (10)



+4 Reputation when placed, and take \$2 for every Border in any borough. You must place a Checkpoint adjacent to one of your Borders. (2)



+1 Reputation and +1 Income for each adjacent Commercial or Residential tile. (2)



+2 Population for each adjacent Industrial, Civic, Residential, or Commercial tile. (3)



+7 Reputation when placed, and pay \$2 to the Resource tray for every Industrial tile in any borough. You may not place (or invest in) this tile unless you have enough \$ to both purchase the Water Purification Plant tile and pay \$2 for every Industrial tile. Whenever anyone places an Industrial tile in the future, you must pay \$2 to the Resource tray. If you don't have enough \$ to pay when someone else places an Industrial tile, you lose 1 Population for every \$1 that you cannot pay. (3)



+2 Income when placed, and +1 Reputation for each of your Commercial tiles. (2)



+3 Reputation when placed, and +2 Population for each of your Residential tiles, including this Lake House. You must build a Lake House tile adjacent to a Lake tile. (2)



The cost of the Redistricting Office is \$6 per player in the game, including you (plus any additional Real Estate Market cost). For instance, in a 4-player game, the tile costs \$24, while in a 2-player game, the tile costs only \$12.

When you place a Redistricting Office, increase your Population by 5 for each of your opponents (decreasing Income and Reputation for each red roof you cross). For instance, if you have three opponents, increase your Population by 15. Each of your opponents must reduce their Population by 5 (increasing Income and Reputation for each red roof they cross backward). If any opponent does not have enough Population available, reduce their Population to 0 (but you still increase 5 Population for their borough).

If playing the Lone Architect solo game, this tile costs \$6 and does not increase your Population. (2)

### C Tiles (6)

## Border Tiles (12)



+2 Reputation when placed, and +2 Income for each adjacent Industrial or Residential tile.



+1 Reputation when placed, and take \$8 from the Resource tray for each adjacent Industrial, Civic, Residential, or Commercial tile.



+3 Reputation when placed, and +3 Population for each adjacent Residential or Commercial tile.



+5 Income when placed, and pay \$10 to the Resource tray for each adjacent Industrial, Civic, Residential, and Commercial tile. You must pay when placing this Border, and when placing an Industrial, Civic, Residential, or Commercial tile next to this Border.



+1 Reputation for each adjacent Civic, Residential, or Commercial tile.



+1 Income when placed, and +5 Population for each adjacent Civic tile.



+2 Reputation for each adjacent Industrial, Civic, Residential, or Commercial tile.



+2 Reputation when placed, and +1 Reputation for each adjacent Industrial, Civic, Residential, Commercial, or Lake tile.



+1 Reputation when placed, and +1 Income for each adjacent Industrial, Residential, or Commercial tile.



+5 Income when placed, and -7 Population for each adjacent Industrial, Civic, Residential, Commercial, or Lake tile. You must have the Population available to remove when placing this border and when placing a tile adjacent to it.



+3 Income when placed, and +1 Income for each adjacent Civic or Residential tile.



+3 Income when placed, and +1 Income for each adjacent Industrial or Commercial tile.

## Bonus Tiles (10)



## Challenge Tiles (10)



## Goals (5)



Tiles shown on Bonus and Challenge tiles can exist anywhere in your borough, and do not have to be arranged in the configurations shown on the tiles. Though, if you do arrange them in the configurations shown, all the other players at the table should watch you carefully for the rest of the game, as you're clearly toying with them.

## Suburbia Con Tiles

### A Tiles (2)



+1 Gold Star when placed, and  
+1 Reputation for every Con tile in any  
borough, including this tile. (1)



+1 Gold Star when placed, and  
+1 Reputation for every Con tile in any  
borough, including this tile. (1)

### B Tile (1)

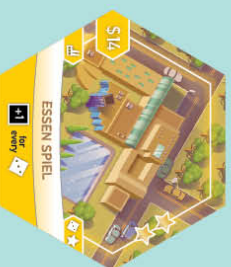


+1 Gold Star when placed, and  
+1 Reputation for every Con tile in any  
borough, including this tile. (1)

### C Tiles (2)



+2 Gold Stars when placed, and  
+1 Reputation for every Con tile in any  
borough, including this tile. (1)



+2 Gold Stars when placed, and  
+1 Reputation for every Con tile in any  
borough, including this tile. (1)

## Suburbia EsSEN Spiel

### A Tiles (2)



+2 Reputation when placed, and  
+2 Reputation for each adjacent EsSEN  
tile. Each borough is limited to one  
Grugapark tile. (2)

### B Tiles (2)



+2 Income when placed, and  
+2 Income for each adjacent EsSEN tile.  
Each borough is limited to one U-bahn  
tile. (2)

### C Tiles (2)



+1 Income and +1  
Reputation when placed, and +1  
Income and +1 Reputation for each  
adjacent EsSEN tile. Each borough is  
limited to one Messe EsSEN tile. (2)

## Suburbia 5 Star

### A Tiles (15)



+1 Gold Star and +1 Reputation when  
placed. (1)



+1 Gold Star and +1 Reputation when  
placed, and +1 Income for each  
adjacent Residential tile. (1)



+1 Gold Star when placed, and  
+1 Income for each of your Residential  
tiles. (1)



+1 Gold Star and +1 Income when  
placed. (1)



+2 Gold Stars when placed, and take \$2  
from the Resource tray for every Civic  
tile in any borough. (1)



+1 Gold Star and +6 Population when  
placed, and -2 Reputation for each  
adjacent Residential tile. (1)



+1 Gold Star and +1 Income when  
placed, and take \$5 from the Resource  
tray for each adjacent Industrial tile. (1)



+1 Gold Star when placed. (1)



+1 Gold Star and +1 Population for each  
adjacent Commercial tile. (1)



+1 Gold Star and +1 Income when placed, and +1 Population for each adjacent Civic tile. (1)



+1 Gold Star when placed, and +1 Population for each adjacent Star tile. (1)

## B Tiles (18)



+1 Gold Star and take \$1 from the Resource tray for each of your Population when placed. When you place an Investment marker on Dollar Arcade, +1 Gold Star and take \$1 for each of your Population at the time you place the marker. (1)



+2 Gold Stars and +1 Reputation when placed, and +1 Reputation for each adjacent Commercial tile. (1)



+2 Gold Stars when placed, and +1 Income for each adjacent Residential or Commercial tile. (1)



+1 Gold Star and +2 Population when placed, and -1 Reputation for each adjacent Commercial tile. (1)



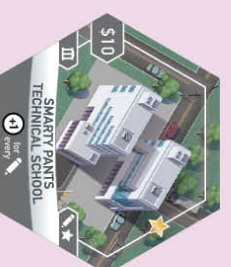
+1 Gold Star and +3 Population when placed, and +1 Reputation for each adjacent Residential tile. (1)



+1 Gold Star and +3 Income when placed, and -2 Reputation for each adjacent Residential or Commercial tile. (1)



+2 Gold Stars and +2 Income when placed, and +1 Population for each adjacent Residential tile. (1)



+1 Gold Star when placed, and +1 Income for every School in any borough. (1)



+1 Gold Star and +1 Reputation when placed, and +1 Population for each adjacent Residential tile. (1)



+1 Gold Star when placed, and +1 Reputation for every School in any borough. (1)



+3 Gold Stars and +2 Income when placed, and -3 Reputation for each adjacent Civic, Residential, or Commercial tile. (1)



+1 Gold Star and +2 Reputation when placed, and +1 Population for each adjacent Residential tile. (1)



+1 Gold Star and +5 Income when placed, and -2 Reputation for each adjacent Civic, Residential, or Commercial tile. (1)



+1 Gold Star when placed, and take \$2 from the Resource tray for each of your Star tiles including this tile. (1)



+1 Gold Star and +2 Income when placed. (1)



+1 Gold Star and +6 Population when placed. (1)



+1 Gold Star and +1 Reputation when placed, and +2 Income for each adjacent Commercial tile. (1)



+1 Gold Star and +1 Income when placed, and +1 Income for each adjacent Residential tile. (1)



+1 Gold Star and +1 Population when placed. (1)



+2 Gold Stars and +2 Income when placed, and +1 Reputation for each adjacent Civic tile. (1)

+3 Gold Stars and +1 Reputation when placed. (1)

+3 Gold Stars and +4 Reputation when placed. (1)

+1 Gold Star and +1 Reputation when placed, and +3 Reputation for each adjacent Residential tile. (1)

+1 Gold Star and +1 Income when placed, and +1 Reputation for every Restaurant in any borough. (1)

## C Tiles (17)



+4 Gold Stars when placed, and -1 Population when you pass a red roof on the scoreboard. When passing a red roof due to moving from a higher number to a lower number on the scoreboard, this tile has no effect (i.e., you do not regain lost Population). (1)

+1 Gold Star and +2 Income when placed. (1)

+2 Gold Stars and +3 Reputation when placed, and -7 Population for each adjacent Industrial, Civic, Residential, or Commercial tile. (1)

+3 Gold Stars and +1 Reputation when placed, and +1 Reputation for each adjacent Civic tile. (1)

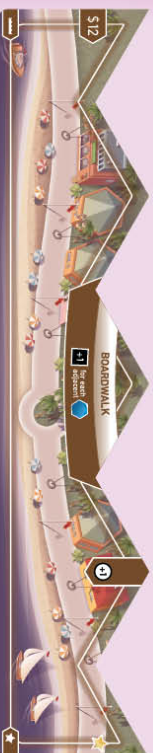
+1 Gold Star and +2 Reputation when placed, and +1 Income for each adjacent Commercial tile. (1)

## Basic Tiles (6)

*Suburbia 5 Star* adds two each of the three basic tiles. These are only used for the 5-player version of *Suburbia 5 Star*.



## Border Tiles (6)



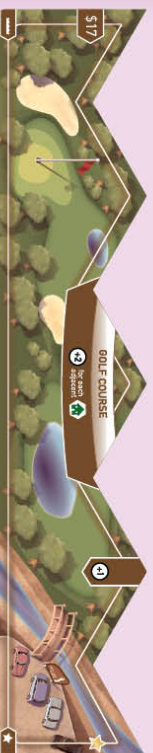
+1 Gold Star and +1 Income when placed, and +1 Reputation for each adjacent Lake tile.



+1 Gold Star and +3 Reputation when placed, and +1 Income for each adjacent Industrial, Residential, or Commercial tile.



+2 Gold Stars and +2 Reputation when placed, and +1 Reputation for each adjacent Civic tile.



+1 Gold Star and +1 Income when placed, and +2 Income for each adjacent Residential tile.



+1 Gold Star and +2 Reputation when placed, and +1 Gold Star for each adjacent Star tile.



+1 Gold Star and +7 Reputation when placed, and -1 Reputation for each adjacent Industrial, Civic, Residential, or Commercial tile.

## Bonus Tiles (1)



Must have at least 3 stars

## Challenge Tiles (1)



Must have at least 5 stars

## Goals (3)



## Controlling Tile Distribution with Expansion Tiles in the Tile Tower

Adding a large number of expansion tiles creates a highly varied game experience, but decreases the value of some of the interactive tiles such as Restaurants, Airports, and Schools.

While you can use tiles from all expansions in a single game, you'll probably have a better playing experience if you choose which tiles to include and which ones to omit *before* you shuffle each stack.

To maintain the interactive fun of the base game, add the tiles from the base game that have interactive icons first, then add some random tiles to each stack before counting out the number of tiles you need for each stack.

Another way to maintain interactivity is to swap out entire sets of interactivity icons. Taking out all the tiles with Office icons, for instance, leaves more tiles with the other icon sets to play off of each other. The easiest icon sets to remove are Skyscraper and Car Dealership, since these are small sets.

In addition, all tiles in the 5 *Star* expansion add the Star icon, and the *Nightlife* expansion adds a Moon icon. The Essen and Con expansions add their own interactivity icons too. The *Inc.* expansion's Borders are considered new interactivity icons. Including several of these tiles adds additional interactivity to the game, allowing you to remove one of the other types.

If you *do* remove an interactivity icon entirely from the game, be sure to remove any associated goals as well, or allow players who draw them to discard them and choose another.

Also, be sure to let all players know which interactivity tiles are in the game, and which ones have been removed.

Some players prefer to remove tiles they are less enamored with. Then they get more tiles they really like, but it's still not guaranteed that any particular tile or set of tiles will be in the mix.

You can fully customize your stacks by including your favorite tiles as you count out the number of tiles needed for each stack. However, knowing exactly what tiles are in each stack takes away some of the excitement of the game.

The *Collector's Edition* special building tiles are unique tiles that can be combined into the game. Note that these tiles tend to have a slightly better ratio of benefits-to-cost, and they can make the game higher-scoring as a result.

You can have a great game experience by shuffling *all* of the expansion and base game tiles together (by stack, though... keep the As, Bs, and Cs separated), count out the tiles you need, and place them in the tower. The result of this is much more chaotic than a planned setup of a game.

Finally, you can play with tiles from the expansions only. One of the nice things about the *Collector's Edition* is that you have plenty of tiles to choose from!

# Suburbia Nightlife

## A Tiles (12)



+2 Income when placed, and pay \$2 to the Resource tray for each of your Nightlife tiles, including this tile. (2)



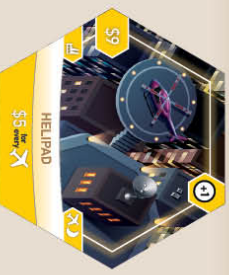
+4 Reputation when placed, and -1 Population for every Commercial tile in any borough. (2)



+1 Income when placed, and take \$1 from the Resource tray for every Commercial tile in any borough, including this tile. (2)



+13 Population when placed, and -1 Population for each of your Nightlife tiles, including this tile. (2)



+1 Income when placed, and take \$5 from the Resource tray for every Airport in any borough, including this tile. (2)



+2 Income when placed, and -1 Population for each of your Nightlife tiles, including this tile. (2)



+1 Population for every Nightlife tile in any borough, including this tile. (2)



+1 Reputation when placed, and \$1 for every Residential tile in any borough, including this tile. (2)



+2 Reputation when placed, and ignore all future negative (red) Nightlife effects. (2)



+1 Income when placed, and take \$1 from the Resource tray for every Nightlife tile in any borough, including this tile. (2)



+2 Income when placed. (2)



+1 Reputation when placed, and +5 Population for every Restaurant in any borough. (2)



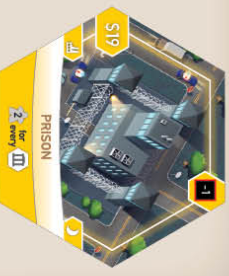
+2 Reputation when placed, and take \$2 from the Resource tray for every School in any borough. (2)



+4 Income when placed, and pay \$1 to the Resource tray for each of your Commercial tiles, including this tile. (2)



+1 Income and +2 Reputation when placed, and take back all negative Nightlife effects (regain lost Population or paid \$), and ignore all future negative (red) Nightlife effects. (2)



-1 Reputation when placed, and +2 Population for every Civic tile in any borough. (2)

## Bonus Tiles (2)



## Challenge Tiles (2)



## Goals (4)

