

Building Fees (one time):

Zone A:

One-time Architectural Review fee: \$1,112 – This fee is to be paid for each primary residence, which must be built first.

Primary Residence Construction fee: \$2,297 + \$2.50/square foot above 1,000 square feet *Note: construction of the Primary Residence must be completed before any other construction.

Additions that increase the covered square footage of a residence – including, but not limited to ADUs, outbuildings, garages, carports, sheds and saunas – must be reviewed by the Architectural Control Committee (ACC).

Construction fee for such structures** will be based on the following criteria:

No fee where a county permit is not required. Design requirements still apply.

For projects that require a county permit, but are < 400 square feet (and do not include water service), there is a flat \$100 fee

For projects between 400-999 square feet, the fee is calculated at a rate of \$1.00/square foot

For projects 1000 square feet or larger, the fee is calculated at a rate of \$2.50/square foot for conditioned space, and \$1.00/square foot for unconditioned space (eg: carport)

Renovations that affect the outside appearance of a structure must be reviewed by the ACC. Lot owners will be charged the construction fee based on square footage added.

Any construction that is started without ACC approval will be invoiced at double the rate of normal construction fees, with a minimum invoiced amount of \$1000.

These fees will increase year-over-year using the Social Security Index, starting in 2022.

*For example, an 800 square foot house would pay **\$3409**: \$2297 + \$1112 review fee.

-A 1,300 square foot house would pay **\$4,159**: \$2297 + \$1112 review fee + (300*\$2.50).

-A 2,000 square foot house would pay **\$5,909**: \$2297 + \$1112 review fee + (1000*\$2.50).

**These include structures that have a roof over them (decks & patios that are not covered would not be charged). Square footage is calculated from “wall to wall” (overhangs are not included).

-Dormers that do not increase floor space would not increase square footage.

-Initial assessment of square footage is calculated from plans during the application phase and may be verified and adjusted based on measurements of as-built construction.

Zone B (Campground):

One-time Architectural Review fee: \$111.

Construction fee: Currently \$2.50/square foot

Any construction that is started without ACC approval will be invoiced at double the rate of normal construction fees, with a minimum invoiced amount of \$1000

These fees will increase year-over-year using the Social Security Index, starting in 2022.