



## Big Sky Architectural Committee Review Fee and Performance Deposit Schedule<sup>1</sup>

Activity	Project Size	Review Fee <sup>2</sup>	Performance Deposit <sup>3</sup>
Residential Disturbed Lot – not to exceed 12 months in duration before construction commences or restoration is complete. Includes (but is not limited to): Selective clearing; test pits and geotech investigations; permanent features – i.e. driveways, berms, significant clearing; other activities at BSAC discretion		\$100	\$10,000
Condominium or Commercial Disturbed Lot and Landscaping <sup>4</sup>	Small (< 4 dwelling units)	\$250	\$25,000
	Medium (5-12 dwelling units)	\$300	\$30,000
	Large (> 12 dwelling units)	\$400	\$40,000
Single Family Residential Construction (Review Fee is based on total project sq ft including habitable and non-habitable space))	n/a	Review Fee is based on total project square footage:  <3000 ft <sup>2</sup> = \$750 >3000 ft <sup>2</sup> = \$1,500	\$10,000 <sup>5</sup>
Single Family Condominium Construction	<3000 ft <sup>2</sup>	\$750 first unit, \$250 each additional unit	\$7,500 per dwelling unit
	>3000 ft <sup>2</sup>	\$1,500 first unit, \$250 each additional unit	\$10,000 per dwelling unit
Multi Family Condominium Construction	<3000 ft <sup>2</sup>	\$750 first unit, \$250 each additional unit	\$3,500 per dwelling unit
	>3,000 ft <sup>2</sup>	\$1,500 first unit, \$250 each additional unit	\$5,000 per dwelling unit
Commercial Construction	n/a	\$1,500	\$2/sqft <sup>6</sup> Rounded up to nearest \$500
Additions, Major Renovations	0-500	\$50	\$250
	500-1500	\$250	\$2,500
	>1500	\$500	\$5,000
Minor Alterations, Improvements, and Repairs <sup>7</sup>	n/a	\$50 for any color or material changes	\$250 Projects >1500 ft <sup>2</sup> may be required to post a larger performance deposit

1 Adopted by the BSAC September 26, 2002 - Effective October 1, 2002 with the following amendments: clarified December 12, 2002; Alteration/Improvement May 8, 2003; Single Family Condominium/Disturbed Lot and Rates, December 15, 2005. This amendment was approved to modify the performance deposits and to delete paragraph Section 2.5.4 of the BSOA Design Regulations adopted May 30, 2003 and amended. Fees are non-refundable. Performance Deposits are refunded at substantial completion of the project and provided compliance was achieved during construction.

2 All review fees must be paid in cash or check. Fees are non-refundable.

3 All Performance Deposits must be in the form of cash, check, or a certificate of deposit for BSOA FBO Owner Name.

4 Must be posted independent of and in addition to the performance deposit and may not be rolled over. Condominium Disturbed Lot and Landscape Deposits will be refunded at project completion.

5 Includes disturbed lot bond if already posted.

6 Includes both habitable and non-habitable square footage

7 To be released when complete and compliant. Projects under this category include but are not limited to repairing siding and decks, painting, roof repairs, landscape alterations, propane tank installations, etc.