

BHA REVIEW FEES FOR SINGLE FAMILY RESIDENCES

The Middle Island Property Owner Association contracts with Bald Head Island Association, ARC, to provide the technical review for all new construction and renovations projects on Middle Island. The BHA ARC charges for their review services. The fees for those services are as follows:

New Construction:

\$ 3,700 New Construction Review Fee for up to three reviews (this includes any combination of Draft, Preliminary or Final review submittals). A new construction project may begin the review process as any of the three types of reviews.

\$ 1,000 New Construction Review Fee for an additional review

\$ 5,000 Refundable Construction Deposit *Major Renovations*

Category I:

\$3,000 non-refundable review fee for Heated space change of 1000-1599 sq. ft.; non-heated space 1200 sq. ft. or greater. (1600 heated sq. ft. and over, or renovations involving 50% of the existing structure to be removed or revised is subject to new construction fees and guidelines.)

Category II:

\$ 2,000 Heated space of 250-999 sq. ft.; non-heated space of 500-1199 sq. ft. *Category III:*

\$ 1,000 Heated space of less than 250 sq. ft.; non-heated space of 250-499 sq. ft. *Minor Renovations:*

Category I - \$300 Non-heated space of less than 250 sq. ft., landscape which include hardscape changes and other renovations not categorized

Category II - \$200 Design change of an existing feature, such as a door, window, or roof material.

No charge for Plant Material Change. However, Landscape change plans including hardscape material such as gravel, exterior lighting, pavers, decking, etc. must fill out a Minor Change Application and include a \$300 fee.

Demolition: **\$300** Main structure demolition project

Fees and complete submittals required in the office by the published deadline for each ARC meeting.