



Commercial Fee List

Effective January 1, 2026

Fee Type	Fee	Purpose
ARCHITECTURAL / DEED RESTRICTION		
Architectural Review Fee - Concept	\$600	Covers costs associated with reviewing and approving a conceptual drawing.
Architectural Review Fee - Phase I	\$0.04/sq. ft.; \$3,000 minimum; \$6,000 maximum Multiple buildings: \$0.05/sq. ft. Re-review: \$600	Covers costs associated with reviewing and approving a Phase I submittal for a new commercial property.
Architectural Review Fee - Phase II	Included in Phase I; re-review: \$600	Covers costs associated with reviewing and approving a Phase II submittal for a new commercial property.
Architectural Review Fee - Other Than Signs	\$1,000	Covers costs associated with reviewing a landscape plan, major modification, or other submittal that is not signage.
Architectural Review Fee - Permanent Sign	\$350	Covers costs associated with reviewing and approving a permanent sign change on a commercial building, including communications.
Architectural Review Fee - Temporary Sign	\$350	Covers costs associated with reviewing and approving temporary sign placement on a commercial tract, including communications.
Pre-Construction Meeting and Mid-Construction Inspection	\$500	Covers preparation for and attendance at the pre-construction meeting, plus site visits during construction.
Certificate of Compliance - New Commercial	\$660 for 3 hours; \$225/hour thereafter Rush: above fee + \$425	Covers inspection of a commercial tract after construction is completed, including architect inspection costs.
Certificate of Compliance - Existing Commercial	\$225 for 3 hours; \$75/hour thereafter Rush: above fee + \$225	Covers inspection when an existing commercial property is sold from one entity to another.
Certificate of Compliance Reinspection	New: \$225 for 2 hours Resale: \$125 for 2 hours	Covers reinspection of a commercial business after the initial Certificate of Compliance has been issued.
Construction Deposit	\$0.10/sq. ft.; \$5,000 minimum; \$20,000 maximum	Covers repair of damage to Association commercial property during an ARC-authorized construction project.
Temporary Pad-Mounted Transformer Deposit	\$10,000	Required when overhead transformers are needed but a pad-mounted transformer is installed temporarily so the property may open.
Self-Help Fee	\$150 + contractor cost	Covers costs associated with performing self-help on a property, including third-party contractor costs.
Final Demand - Deed Restriction Violation (209 Notice)	\$150	Covers costs associated with sending a final demand notice on an account with one or more deed restriction violations.

Fee Type	Fee	Purpose
ADMINISTRATIVE / COLLECTION		
Transfer Fee	\$300	Covers costs when a property is sold, including the title company quote and welcome package.
Estoppel Certificate - 10 Days	\$275	Covers costs associated with preparing and providing an Estoppel Certificate upon request.
Estoppel Certificate - 5 Days	\$550 + applicable Association legal fees	Covers costs associated with expedited preparation and delivery of an Estoppel Certificate.
Refinance Fee	\$110	Covers costs when a property is refinanced, including the quote and ownership-record updates, if needed.
NSF (Insufficient Funds)	\$30	Covers costs associated with processing a returned payment.
Late Fee - Monthly	\$50	Covers costs associated with handling a past-due account, including reminders and notices.
Payment Plan Fee - Monthly	\$30	Covers costs associated with handling an account that is on a payment plan.
Final Demand - Collections	\$100	Covers costs associated with sending a final demand notice on an account that is significantly past due.
Information Request (Not Covered Above)	\$150	Covers substantial information provided to an owner outside what is normally provided or covered elsewhere.

Fees shown are based on the approved Commercial Fee Schedule effective January 1, 2026.