

Design Review Board and Eagle Ranch Metropolitan District Fees
Effective January 1, 2026

Design Review Fees	Amount Residential/Commercial	Date Due
Pre-Design Conference	\$500/1,000 (\$250/DRB mtg)	With Application Prior to DRB Meeting
Preliminary Plan Review	\$3,000/5,000	With Application
Final Plan Review	\$3,000/5,000	With Application
Technical Plan Review	\$1,200/2,500	With Application
Re-Submittal Fee/Additional Meetings	50% per meeting	50% of application fee (level of review)
Modification to Approved Plans	\$250/ DRB mtg	With Application
Subtotal	\$7,950/13,500	*Payable to Eagle Ranch HOA
Construction Compliance		
Construction Compliance Deposit (Refundable)	\$20,000/\$30,000	Prior to Final Approval Letter
Construction Inspections & Submittals	\$1,680	Field Inspections (FLC, ILC, Site Inspections, etc.)
*Change During Construction (CDC) Solar added during construction	\$200 per item \$50	Prior to DRB Review
Temporary Certificate of Compliance (TCC) Construction Compliance Deposit	110% x Schedule of Values of work to be completed	Prior to TCC issuance. May be cash, Letter of Credit, or bond sufficient to complete remaining approved improvements.
Re-Inspection Fee	\$120	
Modification to Existing Improvements		
Solar Panel Application	\$50/\$150	With Application
**Minor modification without addition of square footage: (i.e. Repairs & Maintenance requiring changes in materials and/or color, minor landscaping, fence modifications, business signage, etc.)	\$250	With Application
Moderate Modification without addition of square footage must be approved by the Design Review Board (deck addition, pools/spa, roof overhang additions, yard out buildings, etc.)	\$550	Per Meeting Fee
Major Modification with addition of square footage must be approved by the Design Review Board.	\$1,200	Per Meeting Fee
Major Modification with addition of square footage – Technical Review	\$600	
Construction Cleanup and Compliance Refundable Deposit	\$2000	Prior to Design Review Approval Letter issuance.
Eagle Ranch Metro District Water Fee- Payable To- Eagle Ranch Metro District		
Fee in lieu of Non-potable Water System Prior to Design Review Approval Letter issuance.	\$1,500	Meadows, Uplands, Highlands Traditional Neighborhood

*Failure to submit CDC prior to implementing changes may result in a double fee assessment.

**Fees may be waived for minor modifications that do not require changes in materials and/or color.