



## Estimated Costs to Build a Single-Family Residential Unit

This is a general outline of costs that may be incurred while building a single-family home in the Town of Ridgway. It can also serve as a base to extrapolate upon for other types of building. This information is simply to help get you started with your cost estimates and is not definitive.

Development Fees Paid to Town			
Permit/Service	Cost	Purpose	Considerations
Building permit	Varies: \$900 - \$2,100	Administrative cost	Based on valuation/cost of building per UBC 1997 schedule
Plan review	Varies: \$600 - \$1,400	Administrative cost	65% of building permit fee
Encroachment permit	\$50	Administrative cost	Required to dig in the town right-of-way
Encroachment bond	Varies Avg. \$200	Insurance for working in town right-of-way	Returned in a year if completed to town standards
Sewer and water tap	\$12,000	System investment fee	May be partially or fully paid for your lot
Meter can, parts and installation	\$1,760	Direct reimbursement	Pays for parts and labor provided by the town
Wood/gas stove/fireplace	\$50	Administrative cost	Optional

Development Costs (not Paid to the Town)			
Item	Cost	Purpose	Considerations
SMPA Meter access fee	Avg. \$4,000	Cost to connect to service	
Black Hills Energy Natural Gas tap fee	Avg. \$3,500	Cost to connect to service	Cost varies on location of property, existing subdivisions cost less
Land	Varies, \$80,000+		Size and location influence price
Architecture/Design	\$8,000 to \$20,000	Based on complexity	
Engineering	\$1,200 – \$2,500	Required by the town for safety of structure	Based on size and complexity of lot and building
Building	Varies, \$165 - 250 per sq. ft.		Varies on complexity and finishes of building
Financing	\$5,000	Cost of getting funding	