Informational Paper

Initiation or Transfer Fee

Background:

Generally speaking, this type of fee is a ***one-time*** non-refundable capital contribution paid to the River Pines Homeowners Association upon the transfer of a property within our community. It would be paid at closing.

An initiation or transfer fee can also be called a capital contribution, working capital contribution, new owner fee, or buy-in fee. This fee would be paid by the new buyer of the property. This fee is different from the regular assessments or dues, special assessments or fines.

The reason for assessing a fee is to help our association build up our reserves. River Pines current owners have paid in to the reserve fund over the years and have built up a substantial amount of money for future use. The benefits from that fund are immediately available to a new owner. This would have the new owner come in and contribute to the fund from which they will immediately be benefiting from.

Establish an Initiation or Transfer Fee on any sale or transfer of any or all River Pines properties as follows:

Effective Date:	July 1, 2025
Amount:	Amount equal to a full year's contribution to the reserve fund by an owner at the time of the transfer i.e., currently $1,680 (12 payments of $140). This would be a non-refundable payment.
Payable By:	The purchaser or grantee.
Due:	At closing or at time of transfer.
Purpose:	Monies go towards increasing the reserve fund.