



## Hidden Springs Transfer Fee

The Hidden Springs Transfer Fee is ½ of 1% of the gross selling price\*. The transfer fee is paid upon the initial purchase of the lot and then upon every resale.

The Transfer Fee funds are used to implement the protection, care and enhancement requirements for Conservation Easement lands (Hidden Springs Planned Community Ordinance Section 8-21A-5E).

Approximately 988 acres in Hidden Springs are designated as natural open space subject to the terms of a Conservation Easement (CE) held by Ada County. The Conservation Area includes:

Wetlands    Dry Creek Corridor    Currant Creek Corridor    Uplands    Farm and Orchard

The Hidden Springs Transfer fee may be used to provide funding for any of the following purposes: (1) the administrative and operating costs of the Town Association; (2) the maintenance, improvement, operation, repair, replacement, and management of the Conservation Area; (3) education programs concerning the Conservation Area; (4) acquisition of additional property and (5) for such other purposes as the Town Association shall deem appropriate from time to time. (Refer to Section 3.1.7.7 in the Hidden Springs Master Declaration of Covenants, Conditions and Restrictions)

Examples of how Transfer Fee funds are spent:

Open Space Care and Maintenance

CE Improvements

Trail Maintenance and Improvements

Community Garden / Agricultural

Fuel Reduction and Firewise Initiatives

\*June 16, 2016, the Hidden Springs Town Council approved a transfer fee increase from ¼ of 1% to ½ of 1% of the gross selling price. Any home listed in the MLS after July 16, 2016 is subject to the new transfer fee.