



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.

Building Fees Paid to Town			
Permit/Service	Estimated Cost	Purpose	Considerations
Building permit	\$1,200 - \$3,600	Administrative cost	Based on valuation/cost of building per Appendix L of the 2018 IRC
Plan review	\$800 - \$2,500	Administrative cost	65% of building permit fee
Encroachment permit	\$100 minor \$250 major	Administrative cost	Required for any work in Town rights-of-way
Encroachment bond	Avg. \$600	Insurance for working in Town right-of-way	Depends on how much square footage is impacted. Returned after one year if work is approved by Town.
Sewer and water tap	\$6,000 each	System investment fee	May be partially or fully pre-paid depending on the lot, contact Town Hall for amount due
Water meter can, parts and installation	\$1,760	Direct reimbursement	The cost for parts and labor provided by the Town to install water service
Wood/gas stove/fireplace	\$25 gas \$50 solid fuel	Administrative cost	Only applicable if installing

Building Costs (not Paid to the Town)			
Item	Estimated Cost	Purpose	Considerations
Land	Varies		Size and location influence price
Architecture/Design	\$8,000 - \$20,000		Based on complexity
Engineering	\$1,200 - \$2,500	Required for safety of structure	Based on size and complexity of lot and building
Building	Varies, approx. \$300 per sq. ft.	Based on complexity	Varies on complexity and finishes of building
SMPA meter access fee	Avg. \$4,000	Cost to connect to service	Depends what is established or needed at the lot
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
Financing	Varies	Cost of securing loans and needed funding	Multiple factors influence this cost