



HMC Management

POLICY

Subject: Real Estate Policy – Real Estate Professional Access and Property Transfer Fee

This policy accommodates the needs of HMC Members who wish to sell property on Herron Island and those individuals who may wish to purchase property.

1. A real estate professional, when traveling to Herron Island on real estate business, shall be required to show a valid real estate license to the deckhand/purser and present their business card. Real estate professionals and passengers in the same vehicle will be charged the same ferry fees as any other guests. Real estate professionals who live on the island will be charged the Member rate.
2. Prospective buyers unaccompanied by a real estate professional must present a valid guest pass and pay guest fees.
3. Real estate professionals and prospective buyers are welcome on Herron Island and shall respect the Island speed limit (15 MPH) and all other HMC rules and policies, available for review on herronisland.org.
4. Additional information and special arrangements for access must be addressed to the HMC office (phone 253-884-9350). Office hours vary, so leave a message if no one answers. Do not expect to make arrangements with the ferry crew.
5. When traveling to Herron Island, real estate professionals and guests using the ferry are expected to observe the ferry policy and be aware of the ferry schedule and cancellations. See the policy and schedule, and the list of low tide changes and cancellations, at herronisland.org.
6. For Sale/Rent or Open House signs shall only be posted on the properties for sale or rent and not on Herron Island roads. When installing real estate signage, it is very important to be aware of where there may be underground utilities such as water or electric lines nearby. Members should contact 8-1-1 (Utility Locator) before they dig. Members will be held liable for any damage to the HMC-owned utilities resulting from improperly placed signage.
7. Upon sale of property, Members (sellers) shall pay HMC the property transfer fee adopted in the annual budget. This fee compensates HMC for administrative staff time and expenses related to property sales.

This policy supersedes all previous policies on this topic.



President, HMC Board of Directors

Date 12/8/18