



## RECREATION RESIDENCE PROGRAM

### *General Program Regulations*

- The Term Special Use Permit is a document issued for a 20-year duration by the local Forest Service district. The next renewals are in 2028 and may be subject to non-renewal under certain conditions. The permit does not convey property rights and is subject to revision by the Forest Service.
- Annual Forest Service permit fees are due, in addition to state and local taxes. As of 2016, the Cabin Fee Act has permanently placed each cabin into 1 of 11 fee tiers. These tiers range from \$650 to \$5650. Future fees can only increase by inflation (IPD-GDP index).
- The land use fees collected by the Government are deposited into the U.S. Treasury. These fees represent payment for the use of rights and privileges of National Forest land and not for any services related to the cabin (i.e., road maintenance, water, etc.). In 2025, the Forest Service's permit fees will be retained for administering the recreation residence program and other recreation programs on National Forest System lands.
- Permit holders must obtain approval from the Forest Service in writing before starting any work that involves changes, modifies, or improves the exterior of all structures or to the lot and its vegetation.
- Commercial or time-share use is not allowed. Rental policies are intentionally restrictive by Region to ensure the "family cabin in the woods" nature of the program is maintained.
- Full-time or permanent occupancy is not allowed and is subject to maintaining a permanent residence elsewhere.
- If designated as historical, the cabin's exterior appearance, color, and material must maintain the structure, site, and cabin tract's historic nature. Proposed improvements must be approved by the Forest Service and the State Historic Preservation Office.
- Cabin owners are often responsible for road maintenance and utility services and assume the risk of loss of the cabin.
- Sellers must provide a copy of their Term Special Use Permit to all prospective purchasers. Also, a Transfer Fee of \$1200 indexed to inflation is due when cabin ownership changes and a new permit is issued.
- Purchaser must apply for a new Term Special Use Permit. Permits are not transferrable.
- The Term Special Use Permit can be held by 1). An individual, 2). A married couple, or 3). The trustee of a Forest Service-approved single asset trust owning the cabin.
- The permit does not authorize shared or multiple ownership of a cabin. However, due to family inheritance and other factors, multiple ownership is common. Regardless of how ownership of the cabin is structured legally, the Forest Service permit can only be held by one of the owners. This designated permit holder will assume all responsibility and liability for following the terms of the permit.
- Regional and National guidelines, written to maintain the program's rustic nature, direct and restrict development and use of the cabins and their surroundings.
- Prospective buyers and current owners are highly encouraged to discuss and review permit terms, policies, and guidelines with the local District Permit Administrator before completing a sale.