What a Cliffs membership *actually* costs.

Most sites still say to call the club. The Cliffs publishes its schedule of dues and fees every year, and the 2026 revision contains one fact that makes every fee table you will find online obsolete: **only two memberships are still sold.** Home Golf, Non-Resident, all three Sports levels, Social, Corporate and National have been eliminated. You can buy Full Golf, or you can buy Active. Here is what each one works out to.

FULL GOLF

$100,000 initiation

$1,710 a month · $20,520 a year

Unlimited play across all seven courses with no greens fees anywhere in the system. Fourteen-day advance booking at your home course, seven at the other six. Every amenity the club operates.

Exempt from the annual food and beverage minimum.

ACTIVE

$50,000 initiation

$850 a month · $10,200 a year

Everything the club operates except the courses and the ranges. Wellness centers, Beach Club, Lake Club, racquet sports, dining, marina, equestrian, trails, all seven communities.

Carries a **$1,200** annual food and beverage minimum for residents.

YEAR ONE, ALL IN

Initiation and the $3,000 home club improvement fee are due with the application, not at closing. Add twelve months of dues, cart and trail, handicap and bag storage.

FULL GOLF

$126,180

$100,000 + $3,000 + $23,180
Then about $23,200 a year

ACTIVE

$64,400

$50,000 + $3,000 + $11,400
Then about $11,400 a year

FOUR THINGS THE FEE TABLE DOES NOT SAY OUT LOUD

1. **Two memberships exist. Not thirteen.** Every other category on every other site describes something you cannot purchase. Existing members keep their old tier; nobody new gets in on it.
2. **Active is the sleeper.** Half the initiation, half the dues, and the entire Cliffs life minus the golf courses. For a household that does not play, it is the correct answer, and it is rarely framed that way.
3. **The cheaper membership carries the spending obligation.** Full Golf members are exempt from the $1,200 food and beverage minimum. Active members are not. Read that twice.
4. **Legacy Access is not a way in.** It is a privilege a Full Golf member extends to parents, children and grandchildren. $250 to apply, $0 dues, and $50 in greens fees every round at every course.

Source. The Cliffs 2026 Schedule of Dues & Fees, brochure and one-sheeter, revision 05/2026, published on the club's Issuu channel. Club dues are separate from property owners' association assessments and are set by separate bodies. The schedule resets each January; figures are current as of October 2026 and subject to change by the club.

We are not showing houses.
We are showing life.