



Security Gate Cost Estimate for an HOA in Spokane, WA

For an HOA in Spokane, WA with two entrances—one 50 feet wide with a 15-foot center planting area and one 30 feet wide with no center strip—the total cost for installing security gates will depend on several factors: gate type (manual vs. automatic), material, access control features, and local installation costs.

1. Gate Sizing and Configuration

- **Entrance 1:** 50 feet wide, with a 15-foot center planting area. This typically means two separate gates (about 17.5 feet each) on either side of the planting area.
- **Entrance 2:** 30 feet wide, likely a single gate or two smaller gates.

2. Cost Breakdown by Gate Size and Type

Gate Cost by Width (per gate)

Gate Width	Manual Gate	Automatic Gate
16-18 ft	\$1,350–\$7,500 ^{[1][2][3]}	\$1,500–\$6,000 ^{[2][3]}
30 ft	Custom, likely \$3,000–\$12,000+ ^{[4][3]}	Custom, likely \$4,000–\$15,000+ ^{[4][3]}

- For large entrances like 30–35 feet, costs increase significantly, especially for automatic gates, and may require custom fabrication and dual-panel systems.

Estimated Total for Both Entrances

- **Entrance 1 (Two 17.5-foot gates):** \$3,000–\$15,000 (manual or automatic, both gates combined)^{[1][2][4][3]}
- **Entrance 2 (One 30-foot gate):** \$4,000–\$15,000+ (custom, automatic preferred for security)^{[4][3]}

Access Control System

- **Basic keypad:** \$400–\$800 per gate^[5]
- **Gate intercom:** \$1,000–\$6,500 per gate^[5]
- **Key fob system:** \$1,500–\$2,500 per gate^[5]

- **License plate reader:** \$15,000–\$20,000 per entrance^[5]

Other Costs

- **Permits:** \$95–\$200 per entrance^[1]
- **Labor:** \$30–\$80 per hour, with total installation labor likely \$2,000–\$5,000 for a project of this scale^{[1][3]}
- **Annual maintenance:** \$8,000+ (based on similar-sized communities)^[6]

3. Total Projected Cost

For both entrances, including automatic gates, basic access control (keypad/intercom), permits, and installation, expect the following range:

- **Low end (manual gates, basic access):** \$10,000–\$20,000 (less secure, not recommended for HOA security)
- **Typical (automatic gates, keypad/intercom):** \$20,000–\$40,000
- **High end (advanced access control, custom gates):** \$40,000–\$60,000+

A real-world example from a similar HOA with two entrances and five gates (including cameras and NVR system) reported a total cost of about \$50,000, with infrastructure already in place^[6].

4. Is a Walk-Through Gate Needed?

A walk-through (pedestrian) gate is generally recommended for HOAs to:

- Allow residents and guests to enter on foot without opening the vehicle gates.
- Ensure ADA compliance and emergency access^[7].
- Reduce wear on the main gates and improve overall security.

Cost for a walk-through gate is typically \$400–\$2,000, depending on material and access control features^{[3][5]}.

5. Other Considerations

- **Compliance:** Gates must comply with ADA and local emergency access requirements^[7].
- **Access Control:** Choose a system that fits your community's needs (keypad, intercom, fob, license plate reader)^[5].

- **Maintenance:** Budget for ongoing maintenance and possible software upgrades^{[6][5]}.

Summary Table: Estimated Costs

Item	Quantity	Unit Cost Range	Total Estimate
Automatic Gates	3	\$4,000–\$15,000	\$12,000–\$45,000
Access Control System	3	\$800–\$6,500	\$2,400–\$19,500
Walk-Through Gate	1	\$400–\$2,000	\$400–\$2,000
Permits & Labor	-	\$2,000–\$5,000	\$2,000–\$5,000
Total	-		\$16,800–\$71,500

Actual costs will depend on gate material, automation, access control features, and site-specific factors. For a typical HOA, a realistic budget is \$30,000–\$60,000 for both entrances with automatic gates and basic access control systems^{[4][6][5]}.

In summary:

- Security gate installation for two HOA entrances in Spokane, WA typically costs \$30,000–\$60,000, depending on features and materials.
- A walk-through gate is strongly recommended for safety, convenience, and compliance.
- Advanced access control (like license plate readers) can significantly increase costs.
- Always consult with local installers for precise quotes and ensure compliance with local codes and HOA rules.

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1. <https://www.latitudefencing.com.au/post/how-much-does-driveway-gate-installation-cost>
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4. <https://www.angi.com/companylist/us/wa/spokane/driveway-gates.htm>
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6. [https://www.reddit.com/r/HOA/comments/el2sf9/easy to convince hoa board to gate community/](https://www.reddit.com/r/HOA/comments/el2sf9/easy_to_convince_hoa_board_to_gate_community/)
7. <https://www.entranceiq.net/blog/2023/understanding-common-hoa-laws-on-guard-gates.html>