

**DRAFT County of Missoula Land Use Fee Schedule
Proposed to be Effective July 1, 2022**

Zoning Compliance Review	Current County Fees	Amount recommended in 2010 study	City Fees 2021	Proposed County fees 2022
Land Use Permits (unzoned areas)	\$0			\$0
Standard Zoning Compliance Permits				
Decks*				\$100
Accessory Uses and Structures	\$50			\$100
Accessory Dwelling Units			\$75	\$200
Single Household Residential/Duplex	\$100	\$146.40	\$150	\$200
Single Unit Residential/Duplex remodel/addition*				\$100
Multiple household dwelling	\$150	\$273.12	\$450	\$300
Commercial or Mixed Use, Industrial-New	\$200	\$374.51	\$450	\$400
Commercial or Mixed Use, Industrial-Remodel/Addition	\$100	\$273.12		\$200
Commercial or Mixed Use, Industrial Change of Use*				\$70
Temporary Use	\$35	\$74.73	\$47	\$70
Sign	\$80	\$161.39	\$41-\$83	\$160
Master sign plan*				\$160 per sign, not to exceed \$500
Recreational Vehicle Park*				\$400
Minor utility service*				\$100
Major utility service*				\$200
Zoning Compliance -Development Options and Incentives (Chapter 9)				
Conservation Design Development (9.3)*				2x standard ZCP
Cottage Court Development (9.4)*				2x standard ZCP
Mobile Home Park Development (9.5)*				2x standard ZCP
Tiny Home Development (9.6)*				2x standard ZCP
Enterprise Commercial Development (9.7)*				2x standard ZCP for commercial
Adaptive Reuse (9.8)*			\$1,764-\$3,221	2x standard ZCP
Clustered Subdivision (9.9)*				Standard ZCP
Townhome Exempt Development (TED) (9.10)*			\$2,400-\$2,875+	2x standard ZCP
TED amendment*			\$250	\$250
Development Incentives and Bonuses (9.11)*				No add'l fees
Sxwtpqyen master plan and form-based code review*			\$1,000	\$1,000
Nonconforming Use Determinations	\$200	\$329.81		\$266 or \$400
Vested rights determination				No fee
Minor waivers*			\$751-\$1,351	\$549
Major changes to permits requiring re-review*				\$100

*New fee in 2022

Floodplain Permits	Current County Fees	Amount recommended in 2010 study	City Fees 2021	Proposed County Fees 2022
Floodplain Determination	\$65	\$134.08	\$93	\$86
Floodplain Determination w/site visit	\$145	\$291.31	\$200	\$193
Floodplain Permit - small scale	\$675	\$1,347.37	\$659	\$897
Floodplain Permit - large scale	\$790	\$1,583.21	\$734	\$1,050
Floodplain Permit extension	\$50	\$63.33	\$45	\$67
Floodplain Permit variance	\$1,085	\$2,172.81	\$473	\$1,433
Floodplain Permit during/after project	Double fee	\$1,677.96	Double fee	Double fee
Letter or Map Revision (LOMR) w/o Floodplain Permit	\$145		\$200	\$193
Floodplain Permit Appeal application*			\$473	\$473

Shoreline Permits	Current County Fees	Amount recommended in 2010 study	City Fees 2021	Proposed County Fees 2022
Shoreline permit residential w/o variance	\$200	\$821.55		\$266
Shoreline permit residential with variance	\$250	\$1,846.57		\$333
Shoreline permit commercial w/o variance	\$300	\$978.77		\$399
Shoreline permit commercial with variance	\$350	\$1,995.94		\$466
Shoreline permit extension	\$85	\$173.39		\$113

Board of Adjustment	Current County Fees	Amount recommended in 2010 study	City Fees 2021	Proposed County Fees 2022
BOA - variance agricultural, single household residential & duplex	\$825	\$1,959.57	\$902	\$1,097
BOA - variance multiple household dwelling, commercial, industrial	\$1,095	\$2,196.03	\$1,802	\$1,456
BOA - special exception	\$1,185	\$2,373.38	\$1,654	\$1,576
BOA - appeal of admin action*		\$2,011.34	\$1,428	\$1,337
BOA - public forum	\$715	\$1,437.08	\$1,201	\$951
BOA – renotification due to applicant action*				\$464
Part 1 MCA Zoning				
Zoning - District Creation/Amendment	\$6,000	\$10,027.95		\$7,980
Zoning Variance	\$825	\$2,292.14		\$1,097
Public Forum	\$715			\$951
Renotification due to applicant action*				\$464
Part 2 MCA Re-Zoning				
County Zoning Growth Policy Implementation-BCC Initiated	No Fee			No Fee
Legacy District to Standard District*				Same as standard zoning
Standard District	\$4,000	\$5,557.29	\$4,179-\$6,442	\$5,320
Renotification (due to applicant actions)*		697.31		\$464

*New fee in 2022

Growth Policy	Current County Fees	Amount recommended in 2010 study	City Fees 2021	Proposed County Fees 2022
Growth Policy Amendment	\$6,000		\$10,766	\$7,980
Growth Policy Amendment Appeal	\$6,000	\$7,067.09	Re-application	\$7,980
Renotification due to applicant actions*		\$697.31		\$464

Subdivision	Current County Fees	Amount recommended in 2010 study	City Fees 2021	Proposed County Fees 2022
Pre-application Conference*				\$100
Minor Preliminary Plat (1-5 lots)	\$5,000	\$9,608.02	\$6,536	\$6,650
Minor Final Plat Review	\$710	\$1,422.69	\$1,288	\$944
Preliminary Plat (6-10 lots)	\$4,000 plus 200/lot	\$7,891.64+\$38 8.69/lot	\$5,784.50+ \$287.50/lot	\$5,320 plus \$266 per lot
Preliminary Plat (11-20 lots)	\$4,500 plus 150/lot	\$11,778.57+ \$139.13/lot	\$6,497.50+ \$218.50/lot	\$5,985 plus \$200 per lot
Preliminary Plat (21-40 lots)	\$5,500 plus 100/lot	\$14,561.18+ \$53.16/lot	\$7,946.50+ \$138.50/lot	\$7,315 plus \$133 per lot
Preliminary Plat (>40 lots)	\$7,500 plus 50/lot	\$16,156.11+ \$35.12/lot	\$10,833+ \$69/lot	\$9,975 plus \$67 per lot
Major Final Plat Review	\$1,150	\$2,304.66	\$2,250	\$1,530
Phased development review*			\$1,900	\$1,900
Variance from Subdivision Standard	\$500	\$529.99	\$829	\$665
Parkland Dedication Waiver	\$265	\$537.66		\$352
Vacation of Recorded Plat	\$780	\$1,565.42	\$925	\$1,037
Plat/Phasing Plan Extension	\$470	\$941.73	\$1,300	\$625
Phasing Plan Amendment	\$575	\$1,158.36	\$1,300	\$765
Plat Adjustment	\$895	\$1,791.81		\$1,190
Condition Amendment	\$895	\$1,791.81		\$1,190
Renotification due to applicant actions*		\$547.40		\$364
Subdivision Exemption Affidavit (each exemption)	\$200		\$200	\$200

*New fee in 2022

Subdivision Fire Service Review Fees	Current County Fees	Amount recommended in 2010 study	City Fees 2021	Proposed County Fees 2022
Preliminary Plat Review				
Major Preliminary Plat Review (6-50 lots/units)	\$294/review			\$391
Major Preliminary Plat Review (>50 lots/units)	\$368/review			\$489
Minor Preliminary Plat Review (1-5 lots/units)	\$220/review			\$293
Final Plat Review				
Final Plat Review	\$184/review			\$245
Fire-related review and inspections prior to building permit review				
with residential fire sprinkler systems	\$368/lot			\$489 per lot
without residential fire sprinkler systems	\$257/lot			\$342 per lot
Preliminary or Final Plat Adjustment Review	\$147			\$196
Phasing Plan Creation/Amendment Review	\$147			\$196
Condition Amendment Review	\$147			\$196
Plat/Phasing Plan Extension Review	\$147			\$196
Covenant Amendment Review	\$147			\$196

Other Fees	Current County Fees	Amount recommended in 2010 study	City Fees 2021	Proposed County Fees 2022
Fee for ALL permits obtained during or after project completion	Double Fee			Double Fee
Adj property owner notification for ALL applications and permits*				Actual cost per letter
Buildings for Lease or Rent	\$200			\$1,000
Research and Record Request Fees* requiring more than ½ hour – amount of time to be agreed upon up front				\$18.50 per hour
Maps and data requests https://www.missoulacounty.us/government/administration/geographic-information-systems/fee-schedule				Follow GIS Department Fee Schedule

NOTE: When an action is requested by an applicant that is not addressed in this schedule, a fee listed above for a substantially similar action will be charged.

Permanently affordable housing development such as units that qualify for the affordable housing incentive per Section 9.9.10 may be considered for fee reductions, based on the scale of the project and the number of affordable units.

Fees to incur annual inflation adjustment using the Consumer Price Index, West Region each July 1st.

*New fee in 2022