



PER RESOLUTION 2026-050 Impact fees apply to all new developments (commercial, industrial, institutional, office and residential).

- This includes new office buildings, new homes, building remodels and additions like studios, commercial storage facilities or other detached residential accessory structures. Greenhouses and barns and detached storage are not likely to generate impact and do not require impact fees.
- In general, buildings or constructions that add an increased demand for services from government (like more administrative space, fire engines to respond to emergencies, trail maintenance for increased use due to population growth, etc).
- Impact fee development categories are defined as follows:

COMMERCIAL/ RETAIL

Establishments primarily selling merchandise, eating/drinking places and services. Examples include retail uses: shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships. Services examples include movie theaters, repair, health clubs, beauty, hotels and motels. Corresponds to Institute of Transportation Engineers ITE (11th Edition) land uses 300-320, 810-971.

INDUSTRIAL

Establishments primarily engaged in the production, transportation or storage of goods. Examples include manufacturing plants, distribution warehouses, long-term storage, trucking and logistics. Also includes construction, utility, power generation facilities and telecommunications buildings. Corresponds to ITE (11th Edition) land uses 100-180.

INSTITUTIONAL

Establishments providing education and healthcare services. Examples include universities, nursing homes, daycare facilities and hospitals. Corresponds to ITE (11th Edition) land uses 520-650.

OFFICE

Establishments providing management, administrative, professional or business services. Examples include medical/dental offices and business offices. Corresponds to ITE (11th Edition) land uses 700-731.

RESIDENTIAL

Any building, structure use or development designed, intended or used as a dwelling unit or its accessory buildings, or that results in the expansion of a dwelling unit or units.

- Development impact fees for Lolo Sewer and Water system facilities shall be imposed on new development proposed to connect to or require expanded service from the Lolo sewer and water systems.

NON-RESIDENTIAL IMPACT FEES

LOCATED WITHIN MISSOULA COUNTY - OUTSIDE FRENCHTOWN RURAL FIRE DISTRICT			
*Fees are per 1,000 square feet			
CATEGORY	TOTAL	SHERIFF	EMERGENCY MANAGEMENT
Industrial	\$330.00	\$216	\$114
Institutional	\$713.00	\$466	\$247
Retail/Commercial	\$1,908.00	\$1,248	\$660
Office	\$648.00	\$424	\$224

LOCATED WITHIN FRENCHTOWN RURAL FIRE DISTRICT				
*Fees are per 1,000 square feet				
CATEGORY	TOTAL	SHERIFF	EMERGENCY MANAGEMENT	FRENCHTOWN FIRE
Industrial	\$997.00	\$216	\$114	\$667
Institutional	\$2,155.00	\$466	\$247	\$1,442
Retail/Commercial	\$5,767.00	\$1,248	\$660	\$3,859
Office	\$1,958.00	\$424	\$224	\$1,310

*For mixed used buildings - for example retail and office - please contact the Planning, Development & Sustainability Department

RESIDENTIAL IMPACT FEES

LOCATED WITHIN BONNER SERVICE AREA				
SQUARE FOOTAGE	TOTAL	SHERIFF	EMERGENCY MANAGEMENT	TRANSPORTATION SHARED USE PATHS
Residential ≤750	\$585.00	\$171	\$77	\$337
Residential 751-1000	\$807.00	\$236	\$106	\$465
Residential 1001-1250	\$979.00	\$286	\$128	\$565
Residential 1251-1500	\$1,128.00	\$330	\$147	\$651
Residential 1501-1750	\$1,243.00	\$363	\$163	\$717
Residential 1751-2000	\$1,349.00	\$394	\$177	\$778
Residential 2001-2250	\$1,444.00	\$422	\$189	\$833
Residential 2251-2500	\$1,523.00	\$445	\$199	\$879
Residential 2501-2750	\$1,602.00	\$468	\$210	\$924
Residential 2751-3000	\$1,666.00	\$487	\$218	\$961
Residential 3001-3250	\$1,728.00	\$505	\$226	\$997
Residential 3521-3500	\$1,787.00	\$522	\$234	\$1,031
Residential 3501-3750	\$1,845.00	\$539	\$242	\$1,064
Residential 3751-4000	\$1,892.00	\$553	\$248	\$1,091
Residential 4001+	\$1,940.00	\$567	\$254	\$1,119

LOCATED WITHIN CENTRAL MISSOULA SERVICE AREA				
SQUARE FOOTAGE	TOTAL	SHERIFF	EMERGENCY MANAGEMENT	TRANSPORTATION SHARED USE PATHS
Residential ≤750	\$348.00	\$171	\$77	\$100
Residential 751-1000	\$480.00	\$236	\$106	\$138
Residential 1001-1250	\$581.00	\$286	\$128	\$167
Residential 1251-1500	\$670.00	\$330	\$147	\$193
Residential 1501-1750	\$738.00	\$363	\$163	\$212
Residential 1751-2000	\$801.00	\$394	\$177	\$230
Residential 2001-2250	\$858.00	\$422	\$189	\$247

Residential 2251-2500	\$904.00	\$445	\$199	\$260
Residential 2501-2750	\$952.00	\$468	\$210	\$274
Residential 2751-3000	\$989.00	\$487	\$218	\$284
Residential 3001-3250	\$1,026.00	\$505	\$226	\$295
Residential 3521-3500	\$1,061.00	\$522	\$234	\$305
Residential 3501-3750	\$1,096.00	\$539	\$242	\$315
Residential 3751-4000	\$1,124.00	\$553	\$248	\$323
Residential 4001+	\$1,152.00	\$567	\$254	\$331

LOCATED WITHIN FRENCHTOWN SERVICE AREA - OUTSIDE FRENCHTOWN RURAL FIRE DISTRICT				
SQUARE FOOTAGE	TOTAL	SHERIFF	EMERGENCY MANAGEMENT	TRANSPORTATION SHARED USE PATHS
Residential ≤750	\$670.00	\$171	\$77	\$422
Residential 751-1000	\$923.00	\$236	\$106	\$581
Residential 1001-1250	\$1,121.00	\$286	\$128	\$707
Residential 1251-1500	\$1,290.00	\$330	\$147	\$813
Residential 1501-1750	\$1,423.00	\$363	\$163	\$897
Residential 1751-2000	\$1,544.00	\$394	\$177	\$973
Residential 2001-2250	\$1,652.00	\$422	\$189	\$1,041
Residential 2251-2500	\$1,742.00	\$445	\$199	\$1,098
Residential 2501-2750	\$1,833.00	\$468	\$210	\$1,155
Residential 2751-3000	\$1,906.00	\$487	\$218	\$1,201
Residential 3001-3250	\$1,977.00	\$505	\$226	\$1,246
Residential 3521-3500	\$2,044.00	\$522	\$234	\$1,288
Residential 3501-3750	\$2,111.00	\$539	\$242	\$1,330
Residential 3751-4000	\$2,165.00	\$553	\$248	\$1,364
Residential 4001+	\$2,219.00	\$567	\$254	\$1,398

LOCATED WITHIN FRENCHTOWN SERVICE AREA AND FRENCHTOWN RURAL FIRE DISTRICT

SQUARE FOOTAGE	TOTAL	SHERIFF	EMERGENCY MANAGEMENT	TRANSPORTATION SHARED USE PATHS	FRENCHTOWN FIRE
Residential ≤750	\$1,572.00	\$171	\$77	\$422	\$902
Residential 751-1000	\$2,167.00	\$236	\$106	\$581	\$1,244
Residential 1001-1250	\$2,633.00	\$286	\$128	\$707	\$1,512
Residential 1251-1500	\$3,030.00	\$330	\$147	\$813	\$1,740
Residential 1501-1750	\$3,342.00	\$363	\$163	\$897	\$1,919
Residential 1751-2000	\$3,625.00	\$394	\$177	\$973	\$2,081
Residential 2001-2250	\$3,880.00	\$422	\$189	\$1,041	\$2,228
Residential 2251-2500	\$4,092.00	\$445	\$199	\$1,098	\$2,350
Residential 2501-2750	\$4,305.00	\$468	\$210	\$1,155	\$2,472
Residential 2751-3000	\$4,475.00	\$487	\$218	\$1,201	\$2,569
Residential 3001-3250	\$4,644.00	\$505	\$226	\$1,246	\$2,667
Residential 3521-3500	\$4,800.00	\$522	\$234	\$1,288	\$2,756
Residential 3501-3750	\$4,957.00	\$539	\$242	\$1,330	\$2,846
Residential 3751-4000	\$5,084.00	\$553	\$248	\$1,364	\$2,919
Residential 4001+	\$5,211.00	\$567	\$254	\$1,398	\$2,992

LOCATED WITHIN LOLO SERVICE AREA

SQUARE FOOTAGE	TOTAL	SHERIFF	EMERGENCY MANAGEMENT	TRANSPORTATION SHARED USE PATHS
Residential ≤750	\$681.00	\$171	\$77	\$433
Residential 751-1000	\$939.00	\$236	\$106	\$597
Residential 1001-1250	\$1,139.00	\$286	\$128	\$725
Residential 1251-1500	\$1,312.00	\$330	\$147	\$835
Residential 1501-1750	\$1,446.00	\$363	\$163	\$920
Residential 1751-2000	\$1,569.00	\$394	\$177	\$998
Residential 2001-2250	\$1,680.00	\$422	\$189	\$1,069
Residential 2251-2500	\$1,771.00	\$445	\$199	\$1,127
Residential 2501-2750	\$1,864.00	\$468	\$210	\$1,186
Residential 2751-3000	\$1,937.00	\$487	\$218	\$1,232
Residential 3001-3250	\$2,010.00	\$505	\$226	\$1,279

Residential 3521-3500	\$2,078.00	\$522	\$234	\$1,322
Residential 3501-3750	\$2,146.00	\$539	\$242	\$1,365
Residential 3751-4000	\$2,201.00	\$553	\$248	\$1,400
Residential 4001+	\$2,256.00	\$567	\$254	\$1,435

LOCATED WITHIN SEELEY SERVICE AREA				
SQUARE FOOTAGE	TOTAL	SHERIFF	EMERGENCY MANAGEMENT	TRANSPORTATION SHARED USE PATHS
Residential ≤750	\$528.00	\$171	\$77	\$280
Residential 751-1000	\$728.00	\$236	\$106	\$386
Residential 1001-1250	\$883.00	\$286	\$128	\$469
Residential 1251-1500	\$1,016.00	\$330	\$147	\$539
Residential 1501-1750	\$1,121.00	\$363	\$163	\$595
Residential 1751-2000	\$1,216.00	\$394	\$177	\$645
Residential 2001-2250	\$1,301.00	\$422	\$189	\$690
Residential 2251-2500	\$1,372.00	\$445	\$199	\$728
Residential 2501-2750	\$1,444.00	\$468	\$210	\$766
Residential 2751-3000	\$1,501.00	\$487	\$218	\$796
Residential 3001-3250	\$1,558.00	\$505	\$226	\$827
Residential 3521-3500	\$1,610.00	\$522	\$234	\$854
Residential 3501-3750	\$1,663.00	\$539	\$242	\$882
Residential 3751-4000	\$1,706.00	\$553	\$248	\$905
Residential 4001+	\$1,748.00	\$567	\$254	\$927

LOLO SEWER AND WATER IMPACT FEES

SUMMARY OF IMPACT FEES - SEWER LINE CONNECTION		
SERVICE LINE DIAMETER	EQUIVALENCY FACTOR	IMPACT FEE
Single Family	N/A	\$7,888
3/4"	1.00	\$7,888
1"	1.00	\$7,888
1 1/4"	1.80	\$14,185
1 1/2"	2.90	\$22,913
2"	6.19	\$48,829
SUMMARY OF IMPACT FEES - WATER LINE CONNECTION		
SERVICE LINE DIAMETER	EQUIVALENCY FACTOR	IMPACT FEE
Single Family	N/A	\$9,629
3/4"	1.00	\$9,629
1"	1.00	\$9,629
1 1/4"	1.80	\$17,316
1 1/2"	2.90	\$27,970
2"	6.19	\$59,605