



MISSOULA COUNTY IMPACT FEE SCHEDULE Effective August 13, 2026

DEPARTMENT OF PLANNING, DEVELOPMENT & SUSTAINABILITY
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PER RESOLUTION 2026-050, Impact fees apply to all new developments including residential, industrial, institutional, commercial/retail and office space developments.

- 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).
- Additionally, development impact fees for Lolo Sewer and Water system facilities are imposed on new development proposed to connect to or require expanded service from the Lolo sewer and water systems.
- Locate your [Service Area, Fire District and the Lolo Sewer and Water RSID 901](#) – Enter Your Address and Select the Map Layer 

Impact fee development categories are defined as follows:		
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.	
NON-RESIDENTIAL	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.
	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.
	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.
Pursuant to MCA 7-6-1602(5)(b), the annual fee adjustment is calculated based upon the Producer Price Index (PPI) for all commodities using the 1982-84 base of 100.		Annual Fee Adjustment of 6.03% effective July 1, 2026.

RESIDENTIAL IMPACT FEES

Residential impact fees are assessed based on the square footage of residential space and calculated as the sum across each: Sheriff, Emergency Management, the Rural Fire District, Transportation and Shared Use Paths.

SHERIFF AND EMERGENCY MANAGEMENT APPLIED TO ALL LOCATIONS IN MISSOULA COUNTY				RURAL FIRE DISTRICTS APPLIED BASED ON PROJECT LOCATION	
RESIDENTIAL	SQUARE FOOTAGE	SHERIFF	EMERGENCY MANAGEMENT	FRENCHTOWN RURAL FIRE DISTRICT	MISSOULA RURAL FIRE DISTRICT
Residential <750	≤750	\$181	\$82	\$956	\$518
Residential 751-1000	751-1000	\$250	\$112	\$1,319	\$680
Residential 1001-1250	1001-1250	\$303	\$136	\$1,603	\$971
Residential 1251-1500	1251-1500	\$350	\$156	\$1,845	\$1,198
Residential 1501-1750	1501-1750	\$385	\$173	\$2,035	\$1,392
Residential 1751-2000	1751-2000	\$418	\$188	\$2,206	\$1,554
Residential 2001-2250	2001-2250	\$447	\$200	\$2,362	\$1,700
Residential 2251-2500	2251-2500	\$472	\$211	\$2,492	\$1,829
Residential 2501-2750	2501-2750	\$496	\$223	\$2,621	\$1,943
Residential 2751-3000	2751-3000	\$516	\$231	\$2,724	\$2,040
Residential 3001-3250	3001-3250	\$535	\$240	\$2,828	\$2,137
Residential 3251-3500	3251-3500	\$553	\$248	\$2,922	\$2,218
Residential 3501-3750	3501-3750	\$572	\$257	\$3,018	\$2,315
Residential 3751-4000	3751-4000	\$586	\$263	\$3,095	\$2,380
Residential 4001+	4001+	\$601	\$269	\$3,172	\$2,445

TRANSPORTATION SHARED-USE PATH APPLIED BASED ON SERVICE AREA

RESIDENTIAL	SQUARE FOOTAGE	Bonner	Central Missoula	Frenchtown	Lolo	Seeley
Residential <750	≤750	\$357	\$106	\$447	\$459	\$297
Residential 751-1000	751-1000	\$493	\$146	\$616	\$633	\$409
Residential 1001-1250	1001-1250	\$599	\$177	\$750	\$769	\$497
Residential 1251-1500	1251-1500	\$690	\$205	\$862	\$885	\$572

TRANSPORTATION SHARED-USE PATH APPLIED BASED ON SERVICE AREA						
RESIDENTIAL	SQUARE FOOTAGE	Bonner	Central Missoula	Frenchtown	Lolo	Seeley
Residential 1501-1750	1501-1750	\$760	\$225	\$951	\$975	\$631
Residential 1751-2000	1751-2000	\$825	\$244	\$1,032	\$1,058	\$684
Residential 2001-2250	2001-2250	\$883	\$262	\$1,104	\$1,133	\$732
Residential 2251-2500	2251-2500	\$932	\$276	\$1,164	\$1,195	\$772
Residential 2501-2750	2501-2750	\$980	\$291	\$1,225	\$1,258	\$812
Residential 2751-3000	2751-3000	\$1,019	\$301	\$1,273	\$1,306	\$844
Residential 3001-3250	3001-3250	\$1,057	\$313	\$1,321	\$1,356	\$877
Residential 3521-3500	3251-3500	\$1,093	\$323	\$1,366	\$1,402	\$905
Residential 3501-3750	3501-3750	\$1,128	\$334	\$1,410	\$1,447	\$935
Residential 3751-4000	3751-4000	\$1,157	\$342	\$1,446	\$1,484	\$960
Residential 4001+	4001+	\$1,186	\$351	\$1,482	\$1,522	\$983

NON-RESIDENTIAL IMPACT FEES				
APPLIED TO ALL LOCATIONS WITHIN MISSOULA COUNTY				
<i>Non-residential impact fees are assessed per 1,000 square feet per category as the sum across each: Sheriff, Emergency Management and the Rural Fire District</i>				
CATEGORY	SHERIFF	EMERGENCY MANAGEMENT	FRENCHTOWN RURAL FIRE DISTRICT*	MISSOULA RURAL FIRE DISTRICT*
Industrial	\$229	\$121	\$707	\$372
Institutional	\$494	\$262	\$1,529	\$1,328
Retail/Commercial	\$1,323	\$700	\$4,092	\$1,506
Office	\$450	\$238	\$1,389	\$923
*Applied if the project is located within the service area associated with the rural fire district.				

LOLO SEWER AND WATER IMPACT FEES				
APPLIED TO NEW OR UPDATED SEWER AND/OR WATER CONNECTIONS TO THE RSID 901 LOLO SEWER AND WATER SYSTEM				
SERVICE LINE DIAMETER	SUMMARY OF IMPACT FEES - SEWER LINE CONNECTION*		SUMMARY OF IMPACT FEES - WATER LINE CONNECTION*	
	EQUIVALENCY FACTOR	IMPACT FEE	EQUIVALENCY FACTOR	IMPACT FEE
Single Family	N/A	\$7,888	N/A	\$9,629
3/4"	1.00	\$7,888	1.00	\$9,629
1"	1.00	\$7,888	1.00	\$9,629
1 1/4"	1.80	\$14,185	1.80	\$17,316
1 1/2"	2.90	\$22,913	2.90	\$27,970
2"	6.19	\$48,829	6.19	\$59,605
<i>*Impact Fees for the Lolo Water and Sewer System will be subject to the annual fee increase starting July 1, 2027.</i>				