

Missoula County Land Use Fee Schedule

Effective July 1, 2025

Annual Fee Adjustment --->

2.82%

LAND USE/ZONING COMPLIANCE PERMITS (ZCP)	FEE
Land Use Permits (unzoned areas)	no fee
Standard Zoning Compliance Permits	
Decks	\$112
Accessory Uses and Structures	\$112
Accessory Dwelling Units	\$223
Single Household Residential/Duplex	\$223
Single Unit Residential/Duplex Remodel/Addition	\$112
Multiple household dwelling	\$335
Commercial or Mixed Use, Industrial-New	\$446
Commercial or Mixed use, Industrial-Remodel/Addition	\$223
Commercial or Mixed Use, Industrial Change of Use	\$78
Temporary Use	\$78
Home Occupation Permit	\$33
Sign Permit (please see the "Welcome to" Signs Guide for more information on that topic)	\$178
Master sign plan	\$179 per sign not to exceed \$558
Recreational Vehicle Park	\$446
Minor utility service	\$112
Major utility service	\$223
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)	2x standard ZCP
Clustered Subdivision (9.9)	standard ZCP
Townhome Exempt Development (TED) (9.10)	2x standard ZCP
TED amendment	\$279
Development Incentives and Bonuses (9.11)	no add'l fees
Sxwtpqyen master plan and form-based code review	\$1,115
Nonconforming Use Determinations	\$297
Vested rights Determinations	no fee
Minor waivers	\$613
Major changes to permits requiring re-review	\$112
FLOODPLAIN PERMITS	FEE
Floodplain Determination	\$96
Floodplain Determination w/site visit	\$215
Floodplain Permit - small scale	\$1,001
Floodplain Permit - large scale	\$1,171
Floodplain Permit extension	\$75
Floodplain Permit variance	\$1,598
Floodplain Permit during/after project	double fee
Letter or Map Revision (LOMR) w/o Floodplain Permit	\$215
Floodplain Permit Appeal application	\$528
SHORELINE PERMITS	FEE
Shoreline permit residential w/o variance	\$297
Shoreline permit residential with variance	\$371
Shoreline permit commercial w/o variance	\$445

Shoreline permit commercial with variance	\$520
Shoreline permit extension	\$126
BOARD OF ADJUSTMENT (BOA)	FEE
BOA - variance agricultural, single household residential & duplex	\$1,224
BOA - variance multiple household dwelling, commercial, industrial	\$1,624
BOA - special exception	\$1,758
BOA - appeal of admin action	\$1,491
BOA - renotification due to applicant action	\$518
PART 1 MCA ZONING	FEE
Zoning - District Creation/Amendment	\$8,901
Zoning Variance	\$1,224
Public Forum	\$1,061
Renotification due to applicant action	\$518
PART 2 MCA RE-ZONING	FEE
County Zoning Growth Policy Implementation - BCC Initiated	no fee
Standard District - Map Amendments	\$5,934
Legacy District - Map Amendments	\$5,934
Legacy District - Text Amendments	\$5,934
Renotification (due to applicant actions)	\$518
GROWTH POLICY	FEE
Growth Policy Amendment	\$8,901
Growth Policy Amendment Appeal	\$8,901
Renotification due to applicant actions	\$518
SUBDIVISION	FEE
Pre-application Conference	\$112
Minor Preliminary Plat (1-5 lots)	\$7,417
Preliminary Plat (6-10 lots)	\$5,934 plus \$297 per lot
Preliminary Plat (11-20 lots)	\$6,675 plus \$223 per lot
Preliminary Plat (21-40 lots)	\$8,159 plus \$148 per lot
Preliminary Plat (> 40 lots)	\$11,126 plus \$75 per lot
Major Final Plat Review	\$1,707
Minor Final Plat Review	\$1,053
Phased development review	\$2,119
Variance from Subdivision Standard	\$742
Parkland Dedication Waiver	\$393
Vacation of Recorded Plat	\$1,157
Plat/Phasing Plan Extension	\$697
Phasing Plan Creation/Amendment	\$853
Plat Adjustment	\$1,327
Condition/Covenant Amendment	\$1,327
Renotification due to applicant actions	\$406
Subdivision Exemption Affidavit (each exemption) <i>effective Oct 1, 2023</i>	\$400
SUBDIVISION FIRE SERVICE REVIEW	FEE
Preliminary Plat Review	
Minor Preliminary Plat Review (1-5 lots/units)	\$327
Major Preliminary Plat Review (6-50 lots/units)	\$436
Major Preliminary Plat Review (> 50 lots/units)	\$545

Final Plat Fire Service Review Fees	
Final Plat Review	\$273
Fire-related review and inspections prior to building permit review	
with residential fire sprinkler systems	\$545 per lot
without residential fire sprinkler systems	\$381 per lot
Preliminary or Final Plat Adjustment Review	\$219
Phasing Plan Creation/Amendment Review	\$219
Condition/Covenant Amendment Review	\$219
Plat/Phasing Plan Extension Review	\$219
Work in Progress Fire Service Review Fee	double fee
MISCELLANEOUS FEES	FEE
Fee for ALL permits obtained during or after project completion	double fee
Adj property owner notification for ALL applications and permits	Actual cost per letter
Buildings for Lease or rent	\$1,115
Research and Record Request Fees - requiring more than 1/2 hour amount of time to be agreed upon up front	\$20.64 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 Seciton 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.	