

Missoula County Land Use Fee Schedule

Effective July 1, 2026

Annual Fee Adjustment --->

(The Annual Fee Adjustment is the average rolling 12-month percent change in the CPI for the West Region period calculated from May of the prior year through April of the current year)

3.10%

LAND USE/ZONING COMPLIANCE PERMITS (ZCP)

FEE

Land Use Permits (unzoned areas)

no fee

Standard Zoning Compliance Permits

Decks	\$115
Accessory Uses and Structures	\$115
Accessory Dwelling Units	\$230
Single Household Residential/Duplex	\$230
Single Unit Residential/Duplex Remodel/Addition	\$115
Multiple household dwelling	\$345
Commercial or Mixed Use, Industrial-New	\$460
Commercial or Mixed use, Industrial-Remodel/Addition	\$230
Commercial or Mixed Use, Industrial Change of Use	\$80
Temporary Use	\$80
Home Occupation Permit	\$34
Sign Permit	\$184
Creative Sign Package	\$185 per sign not to exceed \$575
Recreational Vehicle Park	\$460
Minor utility service	\$115
Major utility service	\$230

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	\$288
Development Incentives and Bonuses (9.11)	no add'l fees
Sxwtpqyen master plan and form-based code review	\$1,150
Nonconforming Use Determinations	\$306
Vested rights Determinations	no fee
Minor waivers	\$632
Major changes to permits requiring re-review	\$115

FLOODPLAIN PERMITS*

FEE

Floodplain Determination	\$99
Floodplain Determination w/site visit	\$222
Floodplain Permit – stream or bank restoration, minor improvement or repair	\$99
Floodplain Permit – small scale: Development or alteration without structure(s)	\$222
Floodplain Permit – small scale: Agricultural and residential accessory structures	\$230
Floodplain Permit – small scale: Nonresidential accessory structures	\$460
Floodplain Permit – small scale: Residential principal structure	\$690
Floodplain Permit – small scale: Nonresidential principal structure	\$920
Floodplain Permit - large scale	\$1,207
Floodplain Permit extension requiring review	\$77
Floodplain Permit variance	\$1,648
Floodplain Permit during/after project	double fee
Letter or Map Revision (LOMR) w/o Floodplain Permit	\$222
Floodplain Permit Appeal application	\$544

*New floodplain fees were adopted on June 11, 2026 pursuant to Resolution 2026-080

SHORELINE PERMITS	FEE
Shoreline permit residential w/o variance	\$306
Shoreline permit residential with variance	\$383
Shoreline permit commercial w/o variance	\$459
Shoreline permit commercial with variance	\$536
Shoreline permit extension	\$130
BOARD OF ADJUSTMENT (BOA)	FEE
BOA - variance agricultural, single household residential & duplex	\$1,262
BOA - variance multiple household dwelling, commercial, industrial	\$1,674
BOA - special exception	\$1,812
BOA - appeal of admin action	\$1,537
BOA - renotification due to applicant action	\$534
PART 1 MCA ZONING	FEE
Zoning - District Creation/Amendment	\$9,177
Zoning Variance	\$1,262
Public Forum	\$1,094
Renotification due to applicant action	\$534
PART 2 MCA RE-ZONING	FEE
County Zoning Growth Policy Implementation - BCC Initiated	no fee
Standard District - Map Amendments	\$6,118
Legacy District - Map Amendments	\$6,118
Legacy District - Text Amendments	\$6,118
Renotification (due to applicant actions)	\$534
GROWTH POLICY	FEE
Growth Policy Amendment	\$9,177
Growth Policy Amendment Appeal	\$9,177
Renotification due to applicant actions	\$534
SUBDIVISION	FEE
Pre-application Conference	\$115
Minor Preliminary Plat (1-5 lots)	\$7,647
Preliminary Plat (6-10 lots)	\$6,118 plus \$306 per lot
Preliminary Plat (11-20 lots)	\$6,882 plus \$230 per lot
Preliminary Plat (21-40 lots)	\$8,412 plus \$153 per lot
Preliminary Plat (> 40 lots)	\$11,471 plus \$77 per lot
Major Final Plat Review	\$1,760
Minor Final Plat Review	\$1,086
Phased development review	\$2,185
Variance from Subdivision Standard	\$765
Parkland Dedication Waiver	\$405
Vacation of Recorded Plat	\$1,193
Plat/Phasing Plan Extension	\$719
Phasing Plan Creation/Amendment	\$879
Plat Adjustment	\$1,368
Condition/Covenant Amendment	\$1,368
Renotification due to applicant actions	\$419
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)		\$337
Major Preliminary Plat Review (6-50 lots/units)		\$450
Major Preliminary Plat Review (> 50 lots/units)		\$562
Final Plat Fire Service Review Fees		
Final Plat Review		\$281
Fire-related review and inspections prior to building permit review		
with residential fire sprinkler systems		\$562 per lot
without residential fire sprinkler systems		\$393 per lot
Preliminary or Final Plat Adjustment Review		\$226
Phasing Plan Creation/Amendment Review		\$226
Condition/Covenant Amendment Review		\$226
Plat/Phasing Plan Extension Review		\$226
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		\$1,150
Research and Record Request Fees - requiring more than 1/2 hour amount of time to be agreed upon up front		\$21.28 per hour
Maps and Data Requests		
https://www.missoulacounty.gov/departments/geographic-information-systems/fees/		Follow GIS Department Fee Schedule
<p>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.</p> <p>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.</p> <p>Fees to incur annual inflation adjustment using the Consumer Price Index, West Region each July 1st.</p>		