



IMPACT FEE SCHEDULE

Effective August 1, 2024

*does not include card processing fee if applicable

PER RESOLUTION 2024-024 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.

NON-RESIDENTIAL IMPACT FEES

LOCATED WITHIN MISSOULA COUNTY - OUTSIDE FRENCHTOWN RURAL FIRE DISTRICT					
CATEGORY	TOTAL	ADMINI-STRATIVE FEE	GENERAL GOVERN-MENT	SHERIFF	EMER-GENCY MANAGEM ENT
Industrial	\$522.90	\$24.90	\$168	\$216	\$114
Institutional	\$1,054.20	\$50.20	\$291	\$466	\$247
Retail/Commercial	\$2,256.45	\$107.45	\$241	\$1,248	\$660
Office	\$1,001.70	\$47.70	\$306	\$424	\$224

LOCATED WITHIN FRENCHTOWN RURAL FIRE DISTRICT						
CATEGORY	TOTAL	ADMINI-STRATIVE FEE	GENERAL GOVERN-MENT	SHERIFF	EMER-GENCY MANAGEM ENT	FRENCH-TOWN FIRE
Industrial	\$1,223.25	\$58.25	\$168	\$216	\$114	\$667
Institutional	\$2,568.30	\$122.30	\$291	\$466	\$247	\$1,442
Retail/Commercial	\$6,308.40	\$300.40	\$241	\$1,248	\$660	\$3,859
Office	\$2,377.20	\$113.20	\$306	\$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	ADMINI- STRATIVE FEE	GENERAL GOVERN- MENT	SHERIFF	EMER- GENCY MANAGEM ENT	SHARED USE PATHS	PARKS
Residential ≤750	\$1,394.40	\$66.40	\$138	\$171	\$77	\$337	\$605
Residential 751-1000	\$1,922.55	\$91.55	\$190	\$236	\$106	\$465	\$834
Residential 1001-1250	\$2,335.20	\$111.20	\$231	\$286	\$128	\$565	\$1,014
Residential 1251-1500	\$2,686.95	\$127.95	\$265	\$330	\$147	\$651	\$1,166
Residential 1501-1750	\$2,963.10	\$141.10	\$293	\$363	\$163	\$717	\$1,286
Residential 1751-2000	\$3,214.05	\$153.05	\$317	\$394	\$177	\$778	\$1,395
Residential 2001-2250	\$3,440.85	\$163.85	\$340	\$422	\$189	\$833	\$1,493
Residential 2251-2500	\$3,628.80	\$172.80	\$358	\$445	\$199	\$879	\$1,575
Residential 2501-2750	\$3,817.80	\$181.80	\$377	\$468	\$210	\$924	\$1,657
Residential 2751-3000	\$3,969.00	\$189.00	\$392	\$487	\$218	\$961	\$1,722
Residential 3001-3250	\$4,119.15	\$196.15	\$407	\$505	\$226	\$997	\$1,788
Residential 3521-3500	\$4,257.75	\$202.75	\$420	\$522	\$234	\$1,031	\$1,848
Residential 3501-3750	\$4,396.35	\$209.35	\$434	\$539	\$242	\$1,064	\$1,908
Residential 3751-4000	\$4,508.70	\$214.70	\$445	\$553	\$248	\$1,091	\$1,957
Residential 4001+	\$4,622.10	\$220.10	\$456	\$567	\$254	\$1,119	\$2,006

LOCATED WITHIN CENTRAL MISSOULA SERVICE AREA							
SQUARE FOOTAGE	TOTAL	ADMINI- STRATIVE FEE	GENERAL GOVERN- MENT	SHERIFF	EMER- GENCY MANAGEM ENT	SHARED USE PATHS	PARKS
Residential ≤750	\$757.05	\$36.05	\$138	\$171	\$77	\$100	\$235
Residential 751-1000	\$1,043.70	\$49.70	\$190	\$236	\$106	\$138	\$324
Residential 1001-1250	\$1,266.30	\$60.30	\$231	\$286	\$128	\$167	\$394
Residential 1251-1500	\$1,458.45	\$69.45	\$265	\$330	\$147	\$193	\$454
Residential 1501-1750	\$1,607.55	\$76.55	\$293	\$363	\$163	\$212	\$500

Residential 1751-2000	\$1,744.05	\$83.05	\$317	\$394	\$177	\$230	\$543
Residential 2001-2250	\$1,867.95	\$88.95	\$340	\$422	\$189	\$247	\$581
Residential 2251-2500	\$1,968.75	\$93.75	\$358	\$445	\$199	\$260	\$613
Residential 2501-2750	\$2,071.65	\$98.65	\$377	\$468	\$210	\$274	\$644
Residential 2751-3000	\$2,153.55	\$102.55	\$392	\$487	\$218	\$284	\$670
Residential 3001-3250	\$2,234.40	\$106.40	\$407	\$505	\$226	\$295	\$695
Residential 3521-3500	\$2,310.00	\$110.00	\$420	\$522	\$234	\$305	\$719
Residential 3501-3750	\$2,385.60	\$113.60	\$434	\$539	\$242	\$315	\$742
Residential 3751-4000	\$2,446.50	\$116.50	\$445	\$553	\$248	\$323	\$761
Residential 4001+	\$2,507.40	\$119.40	\$456	\$567	\$254	\$331	\$780

LOCATED WITHIN FRENCHTOWN SERVICE AREA - OUTSIDE FRENCHTOWN RURAL FIRE DISTRICT

SQUARE FOOTAGE	TOTAL	ADMINI- STRATIVE FEE	GENERAL GOVERN- MENT	SHERIFF	EMER- GENCY MANAGEM ENT	SHARED USE PATHS	PARKS
Residential ≤750	\$1,047.90	\$49.90	\$138	\$171	\$77	\$422	\$190
Residential 751-1000	\$1,443.75	\$68.75	\$190	\$236	\$106	\$581	\$262
Residential 1001-1250	\$1,753.50	\$83.50	\$231	\$286	\$128	\$707	\$318
Residential 1251-1500	\$2,017.05	\$96.05	\$265	\$330	\$147	\$813	\$366
Residential 1501-1750	\$2,226.00	\$106.00	\$293	\$363	\$163	\$897	\$404
Residential 1751-2000	\$2,413.95	\$114.95	\$317	\$394	\$177	\$973	\$438
Residential 2001-2250	\$2,584.05	\$123.05	\$340	\$422	\$189	\$1,041	\$469
Residential 2251-2500	\$2,723.70	\$129.70	\$358	\$445	\$199	\$1,098	\$494
Residential 2501-2750	\$2,866.50	\$136.50	\$377	\$468	\$210	\$1,155	\$520
Residential 2751-3000	\$2,979.90	\$141.90	\$392	\$487	\$218	\$1,201	\$540
Residential 3001-3250	\$3,092.25	\$147.25	\$407	\$505	\$226	\$1,246	\$561
Residential 3521-3500	\$3,196.20	\$152.20	\$420	\$522	\$234	\$1,288	\$580
Residential 3501-3750	\$3,301.20	\$157.20	\$434	\$539	\$242	\$1,330	\$599
Residential 3751-4000	\$3,385.20	\$161.20	\$445	\$553	\$248	\$1,364	\$614
Residential 4001+	\$3,469.20	\$165.20	\$456	\$567	\$254	\$1,398	\$629

LOCATED WITHIN FRENCHTOWN SERVICE AREA AND FRENCHTOWN RURAL FIRE DISTRICT

SQUARE FOOTAGE	TOTAL	ADMINI-STRATIVE FEE	GENERAL GOVERN-MENT	SHERIFF	EMER-GENCY MANAGEM ENT	SHARED USE PATHS	PARKS	FRENCH-TOWN FIRE
Residential ≤750	\$1,995.00	\$95.00	\$138	\$171	\$77	\$422	\$190	\$902
Residential 751-1000	\$2,749.95	\$130.95	\$190	\$236	\$106	\$581	\$262	\$1,244
Residential 1001-1250	\$3,341.10	\$159.10	\$231	\$286	\$128	\$707	\$318	\$1,512
Residential 1251-1500	\$3,844.05	\$183.05	\$265	\$330	\$147	\$813	\$366	\$1,740
Residential 1501-1750	\$4,240.95	\$201.95	\$293	\$363	\$163	\$897	\$404	\$1,919
Residential 1751-2000	\$4,599.00	\$219.00	\$317	\$394	\$177	\$973	\$438	\$2,081
Residential 2001-2250	\$4,923.45	\$234.45	\$340	\$422	\$189	\$1,041	\$469	\$2,228
Residential 2251-2500	\$5,191.20	\$247.20	\$358	\$445	\$199	\$1,098	\$494	\$2,350
Residential 2501-2750	\$5,462.10	\$260.10	\$377	\$468	\$210	\$1,155	\$520	\$2,472
Residential 2751-3000	\$5,677.35	\$270.35	\$392	\$487	\$218	\$1,201	\$540	\$2,569
Residential 3001-3250	\$5,892.60	\$280.60	\$407	\$505	\$226	\$1,246	\$561	\$2,667
Residential 3521-3500	\$6,090.00	\$290.00	\$420	\$522	\$234	\$1,288	\$580	\$2,756
Residential 3501-3750	\$6,289.50	\$299.50	\$434	\$539	\$242	\$1,330	\$599	\$2,846
Residential 3751-4000	\$6,450.15	\$307.15	\$445	\$553	\$248	\$1,364	\$614	\$2,919
Residential 4001+	\$6,610.80	\$314.80	\$456	\$567	\$254	\$1,398	\$629	\$2,992

LOCATED WITHIN LOLO SERVICE AREA

SQUARE FOOTAGE	TOTAL	ADMINI-STRATIVE FEE	GENERAL GOVERN-MENT	SHERIFF	EMER-GENCY MANAGEM ENT	SHARED USE PATHS	PARKS
Residential ≤750	\$1,176.00	\$56.00	\$138	\$171	\$77	\$433	\$301
Residential 751-1000	\$1,621.20	\$77.20	\$190	\$236	\$106	\$597	\$415
Residential 1001-1250	\$1,967.70	\$93.70	\$231	\$286	\$128	\$725	\$504
Residential 1251-1500	\$2,264.85	\$107.85	\$265	\$330	\$147	\$835	\$580
Residential 1501-1750	\$2,497.95	\$118.95	\$293	\$363	\$163	\$920	\$640
Residential 1751-2000	\$2,709.00	\$129.00	\$317	\$394	\$177	\$998	\$694
Residential 2001-2250	\$2,901.15	\$138.15	\$340	\$422	\$189	\$1,069	\$743
Residential 2251-2500	\$3,057.60	\$145.60	\$358	\$445	\$199	\$1,127	\$783

Residential 2501-2750	\$3,218.25	\$153.25	\$377	\$468	\$210	\$1,186	\$824
Residential 2751-3000	\$3,344.25	\$159.25	\$392	\$487	\$218	\$1,232	\$856
Residential 3001-3250	\$3,471.30	\$165.30	\$407	\$505	\$226	\$1,279	\$889
Residential 3521-3500	\$3,587.85	\$170.85	\$420	\$522	\$234	\$1,322	\$919
Residential 3501-3750	\$3,705.45	\$176.45	\$434	\$539	\$242	\$1,365	\$949
Residential 3751-4000	\$3,799.95	\$180.95	\$445	\$553	\$248	\$1,400	\$973
Residential 4001+	\$3,894.45	\$185.45	\$456	\$567	\$254	\$1,435	\$997

LOCATED WITHIN SEELEY SERVICE AREA							
SQUARE FOOTAGE	TOTAL	ADMINI- STRATIVE FEE	GENERAL GOVERN- MENT	SHERIFF	EMER- GENCY MANAGEM ENT	SHARED USE PATHS	PARKS
Residential ≤750	\$1,174.95	\$55.95	\$138	\$171	\$77	\$280	\$453
Residential 751-1000	\$1,619.10	\$77.10	\$190	\$236	\$106	\$386	\$624
Residential 1001-1250	\$1,966.65	\$93.65	\$231	\$286	\$128	\$469	\$759
Residential 1251-1500	\$2,261.70	\$107.70	\$265	\$330	\$147	\$539	\$873
Residential 1501-1750	\$2,495.85	\$118.85	\$293	\$363	\$163	\$595	\$963
Residential 1751-2000	\$2,705.85	\$128.85	\$317	\$394	\$177	\$645	\$1,044
Residential 2001-2250	\$2,896.95	\$137.95	\$340	\$422	\$189	\$690	\$1,118
Residential 2251-2500	\$3,054.45	\$145.45	\$358	\$445	\$199	\$728	\$1,179
Residential 2501-2750	\$3,214.05	\$153.05	\$377	\$468	\$210	\$766	\$1,240
Residential 2751-3000	\$3,341.10	\$159.10	\$392	\$487	\$218	\$796	\$1,289
Residential 3001-3250	\$3,468.15	\$165.15	\$407	\$505	\$226	\$827	\$1,338
Residential 3521-3500	\$3,583.65	\$170.65	\$420	\$522	\$234	\$854	\$1,383
Residential 3501-3750	\$3,701.25	\$176.25	\$434	\$539	\$242	\$882	\$1,428
Residential 3751-4000	\$3,796.80	\$180.80	\$445	\$553	\$248	\$905	\$1,465
Residential 4001+	\$3,890.25	\$185.25	\$456	\$567	\$254	\$927	\$1,501