

BUILDING (MEC, PLM, ELC, RFG) PERMIT FEE SCHEDULE

Effective January 1, 2026 - December 31, 2026. Based on application date.

A. BUILDING PERMIT FEES

1. Demolition		
a. Demolition - Entire Detached Structure (Residential/ Commercial/)	\$	356
b. Demolition - Entire Accessory Structure with no M.E.P	\$	80
c. Demolition - Partial / Exploratory Demolition (Residential/Commercial)	\$	80
2. Solar		
a. Solar Installation permit flat fee	\$	100
3. Re-roof (Residential)		
a. Residential Re-roof permit flat fee	\$	281
4. Plan Review Fee		
a. When submittal documents are required, a plan review fee must be paid in addition to the building permit fee. The plan review fee shall be 30% of the building permit fee as established in Section 15.32.020(A). The plan review fee must be paid before a building permit application is reviewed beyond the initial screening. Additional plan review required by changes, additions or revisions to plans shall be charged on a per hour basis with a minimum charge of one-half hour (50% of the hourly rate). Rate per hour:	\$	62

B. MECHANICAL PERMIT FEES

1. Mechanical Permit Issuance		
a. For issuing each permit	\$	43
b. For issuing each supplemental permit for which the original permit is not expired, cancelled or completed. Except for wood stoves or solid fuel appliances. May not extend to another applicant's permit	\$	13
2. Furnaces		
a. For the installation or relocation of each forced-air or gravity-type furnace, burner or heat exchanger, including any ducts or vents attached to such appliance, up to and including 100,000 BTU/HR	\$	29
b. For the installation or relocation of each forced-air or gravity-type furnace, burner or heat exchanger, including any ducts or vents attached to such appliance, over 100,000 BTU/HR	\$	34
3. Heaters		
a. For the installation or relocation of each suspended heater, recessed wall heater, floor mounted room heater, floor furnace, wall furnace or gas fireplace insert, including vents attached to such appliance	\$	29
4. Appliances Vents/Combustion Air Ducting		
a. For the installation, relocation or replacement of each appliance vent or combustion air ducting not included in an appliance permit	\$	13
5. Repairs or Additions		
a. For the repair of, alteration of, or addition to each existing heating appliance, refrigeration unit, cooling unit, or for each such system, including installation of controls regulated by the Mechanical Code	\$	29
6. Boilers, Compressors or Heat Exchangers		
a. For the installation or relocation of each boiler, or steam or hot water heat exchanger, up to and including 100,000 BTU/HR; or for each compressor (including package or rooftop units) up to and including 3 horsepower (ton).	\$	29
b. For the installation or relocation of each boiler, or steam or hot water heat exchanger, over 100,000 BTU/HR up to and including 500,000 BTU/HR; or for each compressor (including package or rooftop units) over 3 horsepower (ton) up to and including 15 horsepower (ton).	\$	46
c. For the installation or relocation of each boiler, or steam or hot water heat exchanger, over 500,000 BTU/HR up to and including 1,000,000 BTU/HR; or for each compressor (including package or rooftop units) over 15 horsepower (ton) up to and including 30 horsepower (ton).	\$	62
d. For the installation or relocation of each boiler, or steam or hot water heat exchanger, over 1,000,000 BTU/HR up to and including 1,750,000 BTU/HR; or for each compressor (including package or rooftop units) over 30 horsepower (ton) up to and including 50 horsepower (ton).	\$	95
e. For the installation or relocation of each boiler, or steam or hot water heat exchanger, over 1,750,000 BTU/HR up to and including 1,750,000 BTU/HR; or for each compressor (including package or rooftop units) over 50 horsepower (ton).	\$	159
7. Air Handlers		
a. For each air-to-air heat exchanger, including any ducts attached thereto	\$	21

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b. For each air-handling unit or fan-coil unit up to and including 10,000 cubic feet per minute(CFM), including ducts attached thereto	\$	21
c. For each air-handling unit over 10,000 CFM.	\$	34
Note: The above fees do not apply to air-handling units which are a portion of a factory-assembled appliance, cooling unit, or evaporative cooler for which a permit is required elsewhere in the Mechanical Code.		
8. Evaporative Coolers		
a. For each evaporative cooler other than portable type	\$	21
9. Ventilation and Exhaust		
a. For each ventilation fan connected to a single duct	\$	12
b. For each ventilation system, or for ductwork which is not a portion of any heating or air-conditioning system authorized by a permit	\$	21
c. For the installation of each hood which is served by mechanical exhaust, including the duct for such hood, but not including any related fans or make-up air	\$	21
10. Miscellaneous Mechanical		
a. For the installation or relocation of each residential-type wood stove or solid fuel appliance, including chimney, but no including any other required air-quality permits from other agencies	\$	57
b. For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories or for which no other fee is listed	\$	21
11. Fuel/Gas Piping		
a. For each gas-piping system of one to four outlets (per fuel/gas service)	\$	16
b. For each gas-piping system, additional outlets over four per outlet (per fuel/gas service)	\$	8
C. PLUMBING PERMIT FEES		
1. Plumbing Permit Issuance		
a. For issuing each permit	\$	43
b. For issuing each supplemental permit for which the original permit is not expired, cancelled or completed. Except for wood stoves or solid fuel appliances. May not extend to another applicant's permit.	\$	13
2. Schedule of Plumbing Fees		
a. For the installation, relocation or replacement of plumbing fixture, trap or stub-out	\$	16
b. For each water heater or replacement (storage tank type)	\$	16
c. For installation, alteration, or repair of water piping and/or water treatment equipment	\$	15
d. For repair or alteration of drainage or vent piping	\$	16
e. For each lawn sprinkler or fire protection system, or any one meter, including backflow protection device	\$	16
f. For 1 to 4 total unprotected plumbing fixtures, tanks, vats, etc., or vacuum breaker or backflow protection device (each)	\$	16
g. For 5 or more unprotected plumbing fixtures, tanks, vats, etc., or vacuum breaker or backflow protection device (each)	\$	8
h. For each industrial water pre-treatment equipment including the drainage and vent	\$	21
i. For each medical gas and vacuum piping system serving one to five inlet(s), outlet(s) or opening(s) for a specific gas	\$	140
j. For each additional medical gas and vacuum inlet(s), outlet(s) or opening(s) over 5	\$	15
k. For each gray water system installation	\$	100
D. ELECTRICAL PERMIT FEES		
1. Single-Family Dwelling		
a. New construction 100 to 300 Amp service	\$	361
b. New construction 301 or more Amp service	\$	560
c. New addition to, remodel or interior rewire of existing	\$	110
d. Change or upgrade service – meter and/or breaker panel	\$	69
e. Miscellaneous residential wiring (labor and materials not to exceed \$50.00)	\$	43
f. Miscellaneous residential wiring (labor and materials over \$50.00 but no addition, remodel or interior rewire)	\$	80
g. For mobile home, manufactured home, modular home, or travel trailer use #5		
2. Duplex		
a. New construction – any capacity service	\$	501
b. Any other installations – use #7		
3. Multi-Family Dwelling (3 to 12 units)		

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a. New construction – any capacity service	\$	278
b. New construction of multi-family dwellings (over 12 units or any other installations use #7)	\$	58
4. Detached Residential Accessory Building (Garages, Sheds, Barns, Etc.)		
a. New construction / existing unwired – up to 200 Amp service	\$	110
b. New construction / existing unwired – 201 to 300 Amp service	\$	278
c. New construction / existing unwired – 301 Amp service or more	\$	361
d. New construction – any capacity branch service from primary structure (if wired at the same time as primary structure)	\$	43
e. New addition to, remodel, or interior rewire of existing	\$	110
f. Change or upgrade service – meter and/or breaker panel	\$	69
g. Miscellaneous residential wiring (labor and materials not to exceed \$50.00)	\$	43
h. Miscellaneous residential wiring (labor and materials over \$50.00 but no addition, remodel, or interior rewire)	\$	80
5. Mobile Home, Manufactured Home, Modular Home or Travel Trailer		
a. Located inside a Court with an existing service (feeder only – service upgrade not included)	\$	69
b. Located outside a Court with an existing service (feeder only – service upgrade not included)	\$	69
c. Located inside or outside a Court with a new service or service upgrade (includes feeder if done at same time)	\$	110
d. For new service or service upgrade only at meter – use #7		
e. New mobile home courts and/or recreational vehicle parks per space for the first 3 spaces. Additional spaces installed at the same time.	\$	43
	Fee per additional space:	\$ 11
f. Change or upgrade service – breaker panel only	\$	69
g. Display homes and mobile offices – use #7		
6. Special Installations		
a. Irrigation wells, livestock wells, etc. (includes new service and feeder for equipment if done at same time)	\$	110
b. Irrigation pump, machines or other outdoor equipment per unit (one pump and/or one pivot)	\$	98
c. Temporary construction service	\$	69
d. STEP sewer system	\$	98
Note: The electrical permit fee for all other installations (commercial, industrial, institutional, public use, or for which a fee is not listed above) shall be based on the project cost according to the schedule below. The project cost shall be the cost to the owner of all labor and material used in the installation. Please round project cost to the nearest hundred prior to using fee schedule.		
7. Commercial, Non-Residential and Other (Low Voltage etc.)		
a. Project cost of \$0 to \$500	\$	84
b. Project cost of \$501 to \$1,000. Fee Value shown for the first \$500 + 9% of the project balance.	\$	84
c. Project cost of \$1,001 to \$10,000. Fee Value shown for the first \$1,000 + 3.5% of project balance.	\$	167
d. Project cost of \$10,001 to \$50,000. Fee Value shown for the first \$10,000 + 1% of project balance.	\$	667
e. Project cost of \$50,001 or more. Fee Value shown for the first \$50,000 + 0.5% of project balance.	\$	1,229
F. Moving Permits		
a. An oversize load, house or building or part thereof that when loaded onto its means of transportation is eight feet six inches wide but less than fifteen feet wide, and less than twenty-two feet in length and less than thirteen feet six inches in height.	\$	51
b. Transportation is fifteen feet or more wide, and twenty-two feet or more in length, and thirteen feet six inches or more in height.	\$	253
c. If the Building official or Public Works Director requires the services of a City employee(s) while the oversize load, house or building or part thereof is in transit.	\$	95
d. Overweight fee. In addition to the above listed City permit fees, whenever a load is overweight in accordance to the Montana Department of Transportation.	\$	127
Note: Multiple Moves. Whenever it is proposed that an oversize load, house or building be moved in more than one part, a moving permit shall be obtained for each part moved that comes within the provisions of this chapter. The primary permit fee shall be based upon the size of the largest part. Each additional permit for each part shall be based on the actual size of the remaining parts.		

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J. BUILDING CODE COMPLIANCE

1. Code Compliance Investigation and Resolution Fee's

a. Illegal Dwelling Unit (Conversion Resolution) Fee - Actual Time at Staff Hourly Rates. Minimum Fee:	\$	300
b. Investigation Fee for non-permitted construction - Actual Time at Staff Hourly Rates. Minimum Fee:	\$	300
c. Notice and Order of Unsafe to Occupy/ Unsafe Conditions - Actual Time at Staff Hourly Rates. Minimum Fee:	\$	300

2. Penalty Fee's

a. Penalty Fee - Working without a permit	\$	183
b. Penalty Fee - Skipped Inspection Fee	\$	156
c. Penalty Fee - Issuance of Stop Work Orders - Actual Time at Staff Hourly Rates with a 1 hr. minimum.	\$	255
d. Penalty Fee - Occupancy without a 'Certificate of Occupancy' (per day)	\$	500

3. Title Encumbrance Fee

a. Administrative and recording fee for each encumbrance or release recorded with the Clerk and Recorder's office for unresolved code violations or permit expiration.	\$	500
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4. International Energy Conservation Code Special Inspection Fee

a. Base Fee due in advance. Balance to be paid prior to inspection.	\$	195
b. Fee for each 30 minute period after 2 hours.	\$	49
c. Time over 2 hours charged at an hourly rate of:	\$	97

K. MISC FEES

1. Change-of-use Permit Base Fee - a change-of-use will be charged the base fee or the permit fee based upon valuation, whichever is greater)	\$	400
2. Phasing Plan Fee - Administrative and operating costs for establishing inspection phasing plan other than the entire structure. Fee is per inspection area (i.e. per floor or each inspection area per floor).	\$	500
3. VRIP (Voluntary Residential Inspection Program)	\$	154
4. Temporary Certificate of Occupancy	\$	154
5. Change of Contractor Fee	\$	250
6. Lighting Ordinance Review and Inspection	\$	100
7. Manufactured / Pre-fab Buildings (foundation and utility connections)	\$	663
8. Sign Review & Inspection	\$	254
9. Expedited Plan Check Base Fee	\$	300
10. Expedited Plan Check - Actual Time at Staff Hourly Rate of:	\$	200
11. Special Event/ Temporary Use Permit (Minimum fee or valuation fee whichever is greater)	\$	200
12. Credit card transaction fee		3%
13. Technology Fee - Additional fee applied to the total cost of a permit/license. Funds collected are used to offset permitting, licensing and inspection software/maintenance costs for all departments.		5%

14. Reactivation Fee

a. There is hereby established a reactivation fee for the following expired permits: 1. residential building permit; 2. stand alone residential electrical, plumbing or mechanical permits; 3. commercial building permit; 4. commercial electrical permit; 5. commercial plumbing permit; 6. commercial mechanical permit. The reactivation fee is the lesser of, the permit cost or the listed reactivation fee, but not less than the minimum reactivation fee.	\$	275
b. Minimum Reactivation Fee (per permit)	\$	55

15. Requested Inspections, Specific Time Inspection Requests and Reinspection Fees

a. REQUESTED INSPECTION FEE: Requested inspections for projects for which there are no permits will be charged a base rate for the first hour or fraction thereof, and \$19.00 for each thirty minutes, or fractional part thereof, in excess of one hour. For the purpose of determining the cost of a requested inspection, the time shall include all travel, inspection, research and clerical time. Fee per hour:	\$	47
b. SPECIFIC TIME INSPECTION REQUESTS: This section allows a contractor or owner to request a specific time (within 10 minutes) for an inspection. A specific time may be requested between the hours of 9:30 a.m. and 3:30 p.m. Monday through Friday with the exception of holidays. The fee for each Specific Time Inspection Request is:	\$	68

<p>c. RE-INSPECTION FEE: A re-inspection fee of may be assessed for each inspection or re- inspection when such portion of work for which inspection is called is not complete or when corrections are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the applicable building, plumbing, electrical or mechanical code(s), but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection record card is not available on the work site; the approved plans are not readily available to the inspector, for failing to provide access on the date for which inspection is requested, or for deviating from the approved plans. In instances where a re- inspection fee has been assessed, no additional inspections of the work, or project, will be performed until the re-inspection fee has been paid. Re-inspection fee is:</p>	<p>\$ 47</p>
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* 2026 Calendar year fee increase is rounded up to the nearest whole dollar.

[Passed and adopted Resolution 8887.](#)

For an estimate or questions on fees, contact Community Planning, Development, and Innovation Permit & Business Licensing Coordinators.
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