



City of Whitefish
 Planning & Building Dept
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 Whitefish, MT 59937
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PROJECT FEE SCHEDULE

Effective October 18, 2021

ARCHITECTURAL REVIEW	FEE
Residential (duplex and triplex)	\$330
Residential (four or more units)	\$990 + \$200/additional structure
Commercial, Industrial, Office (< 2,500 gross sq ft)	\$990
Commercial, Industrial, Office (2,500 sq ft or greater)	\$1,650
Churches and Public Buildings	\$990
Accessory building (600 sq ft or less)	\$250
Minor Façade Changes	\$200
Paint Color Change	\$75
Amended ARC permit – Major	\$100
Amended ARC permit – Minor	No charge
Appeal of ARC decision to Council	\$490
Architectural Review Pre-Application	No charge

Water Quality	FEE
Preliminary Critical Area Determination	\$50/lot
Water Quality Checklist	\$0
Water Quality Compliance Permit	\$0
Water Quality Report Review	\$200 per report \$100 (new single family/duplex) Free (single family/duplex remodel)
Erosion Control Plan Review	\$200 (new multi-family, commercial, industrial) \$100 (multi-family, commercial/industrial, minor additions, remodel)
Reasonable Use Exemption	\$660 (single family/duplex) \$1,980 (multi-family, commercial, industrial) \$100 (driveways, trails, utilities)
Variance	\$396
Outside Professional Review of Critical Area Reports	\$150 cost of consultant to review
Mediation Services	½ the cost of mediator
After-the-Fact fee	Double the permit fee

FLOODPLAIN	FEE
Floodplain Development Permit	\$275
"After-the-Fact" Permit	\$2,055
Letter of Map Amendment	\$330
Letter of Map Revision	\$330
FLOODPLAIN APPEALS/VARIANCES	FEE
Single Family/Duplex	\$735
Multi-Family/Commercial	\$2,055
Floodplain Determinations (Written)	\$35 minimum
Hourly Rate	\$65/hour

GROWTH POLICY	FEE
Amendment to Plan	\$6,015 + \$40/acre
Text Amendment	\$3,375

LAKESHORE CONSTRUCTION PERMIT	FEE
Administrative Permit (buoys/waterlines/dead trees)	\$75
Administrative Dock Permit (docks under 60', shore stations)	\$255
Standard Permit – Lakeshore Committee/City Council (construction/docks over 60'/etc) <i>Activity is defined as a separate component or project that by itself would require a permit.</i>	\$350 base fee (1 activity) + \$140 each additional activity
Variance – Minor	\$490/variance – added to standard permit fee
Variance – Major	\$1,400/variance – added to standard permit fee
"After-the-Fact" Permit	Four times the normal fee

PLAT REVIEW	FEE
Major Subdivision (6 or more lots)	\$3,045 + \$200/lot
Minor Subdivision (5 or fewer lots)	\$1,065 + \$200/lot
Minor Subdivision (Waiver)	\$325
Minor (Waiver – referred to Council)	\$815
Expedited Preliminary Plat	\$1,875 + \$200/lot
Subdivision Exemption (Boundary Line Adjustment/Family Transfer)	\$50
Amended Preliminary Plat	75% of fee calculated above
Subdivision Variance	\$396/variance
Phasing Review, Preliminary Plat	\$1,065
Request to Council to Delete a Required Condition	\$575
Request to Council to Extend Preliminary Plat: standard timeframe	\$50
Request to Council to Extend Preliminary Plat: longer than standard timeframe	\$825
Mobile Home Parks & Campgrounds (6 or more spaces)	\$3,045 + \$200/space
(5 or fewer spaces)	\$1,065 + \$200/space
FINAL PLAT REVIEW	FEE
Minor subdivision with approved preliminary plat	\$1,056 + \$200/lot
Expedited subdivision with approved preliminary plat	\$1,875 + \$200/lot
Major subdivision with approved preliminary plat	\$2,574 + \$200/lot
Subdivision with waiver of preliminary plat	\$1,980 + \$200/lot
Subdivision Improvements Agreement	\$330
Request to Extend Subdivision Improvement Agreement	\$50
Request to Vacate a Plat	\$500

SIGN PERMITS	FEE
0-25 square feet	\$100 + \$5 per square foot
26-50 square feet	\$165 + \$5 per square foot
51 square feet and over	\$230 + \$5 per square foot
'After the Fact' Permit	Double permit fee
Temporary Sign	\$50
SIGN VARIANCE	FEE
Residential	\$675
Churches, Schools, Nonprofit	\$735
Commercial / Industrial	\$735 + \$200/sign (not to exceed \$2,055)

ZONING	FEE
<u>Conditional Use Permit</u>	
Single-family (10 or fewer trips/day)	\$1,065
Minor Residential (2-4 units or 11-49 trips day)	\$1,131 + \$65/unit
Major residential (5 or more units or 50+ trips/day)	\$2,055 + \$65/unit
Churches, schools, public and quasi-public uses	\$1,065
Commercial, industrial, medical, golf courses, etc.	\$2,055
Renewal of CUP expired in last 24 months	50% of normal fee
Major Amendment	50% of standard fee
<u>Conditional Use Permit – Administrative</u>	
Residential	\$435
Commercial / Industrial	\$1,065
<u>Condominium – Exemption Review</u>	
	\$125
<u>Planning Board Agenda Items</u>	
Postponement requiring re-noticing	\$200
Postponement requiring re-noticing for project revision	\$500
<u>PUD Zoning Review</u>	
	(Deduct \$200 from fee if preliminary plat application submitted concurrently)
Residential	\$3,045 + \$100/acre
Commercial	\$3,375 + \$200/acre
Mixed Use (including short term rental)	\$3,375 + \$130/acre
Administrative Amendment	\$660
Major Amendment	50% of standard fee
<u>Short Term Rental Application</u>	
	\$100
<u>Temporary Use Permit</u>	
Residential (six months)	\$50
Commercial (six months)	\$400
(30 days)	\$200
(7 days)	\$100
Churches, schools, public, quasi-public, non-profit	\$100
<u>Variance</u>	
Residential (Single Family / Duplex)	\$735
Multi-Family / Commercial / Industrial	\$2,055

ZONING (continued)	FEE
<u>Vendor Permits</u>	
Commercial and Non-Profit (30-day)	\$225
Commercial (one-year permit)	\$375
Non-Profit (one-year permit)	\$275
Permit Renewal	50% of original fee
Appeal of Denial to Council	\$150
<u>Zoning and Access Sign-offs for FHA Mobile Home Certification</u>	
	\$130
<u>Zoning Appeals</u>	
	\$1,065
<u>Zoning Certification</u> (Written) Includes Open-cut Mining and Wrecking Yard License Sign-offs	
	\$165
<u>Zone Change (map amendment):</u> Base Fee	
	\$2,385
For first 80 acres of area of the request add	\$66/acre
For next 81+acres add	\$40/acre
As part of an annexation & development proposal back to city zoning prior to 9/9/14 county interim zoning	\$575
<u>Zoning Determination</u> (Written)	
	\$165
<u>Zoning Text Amendment</u>	
	\$1,980