



## Department of Planning & Community Development

<b>ZONING APPLICATION FEE SCHEDULE</b> Effective May 21, 2014		<b>Certified Mail<sup>2</sup></b>
<b>Land Use Permit (LUP)</b>	The greater of \$275 or 1/4 of one percent (0.0025) of the market value of construction, excluding land cost	
<b>LUP – Minor</b> (including but not limited to: fences, decks, patios, minor structures, temporary structures, and agricultural structures conforming to Ag Structure Policy)	\$60	
<b>LUP – After-the-Fact</b>	2 x LUP fee	
<b>LUP – revisit the site fee</b>	\$100	
<b>LUP – changes to approved LUP</b>	\$60	
<b>LUP – Site Plan Review</b> (Minor or Major)	\$275	
<b>Conditional Use Permit (CUP) – Standard</b>	\$725	required
<b>CUP – Minor</b> (including but not limited to: guest house, caretaker's house, home occupation, community residential facility, accessory structure)	\$400	required
<b>CUP – Oil and gas applications</b>	16,800	required
<b>Natural Resource CUP<sup>3</sup></b>	4,500	required
<b>Variance – Single family residence</b>	\$500	required
<b>Variance – Other than single family residence</b>	\$725	required
<b>Planned Unit Development (PUD) – Main Review</b> (incl. but not limited to Big Sky Master PUD and Donut Preliminary)	The greater of \$ 1,350 or \$675 plus \$15 per unit <sup>1</sup>	required
<b>PUD – Pre- and Post-Reviews</b> (including but not limited to Concept, Pre-Application and Final)	\$400	required
<b>Map Amendment<sup>4</sup> – Zoning Map, Neighborhood Plan</b>	\$775	required
<b>Text Amendment<sup>4</sup> – Zoning Regulation, Neighborhood Plan</b>	\$775	required
<b>Growth Policy Map Amendment<sup>4</sup></b>	\$2,800 (for one change) \$5,600(for two or more changes)	required
<b>Growth Policy Text Amendment<sup>4</sup></b>	\$5,600	required
<b>Cluster Review</b> (Gallatin Canyon/Big Sky Zoning District)	\$350	
<b>Sign Permit</b>	\$75	
<b>Master Signage Plan</b>	\$275	
<b>Zoning Improvements Agreement</b>	The greater of \$350 or 1/4 of one percent (0.0025) of the estimated value of improvements	
<b>Zoning Improvements Agreement – Partial Reduction</b>	\$300	
<b>Zoning Improvements Agreement – Extensions</b>	\$450	
<b>Request for Official Zoning Designation</b>	\$0	

**Notes**

<sup>1</sup> A “unit” is described as a residential dwelling unit, residential lot, a commercial lot, a condominium, a townhouse, an individual recreational vehicle parking site or a mobile home “lot”.

<sup>2</sup> Check Administrative Fee Schedule for Certified Mail cost.

<sup>3</sup> Applies where zoning regulations specify submittal requirements and notice/review provisions for natural resource related CUPs (not including CUP applications for oil & gas, which are covered under a separate fee). This category also applies to operations that mine sand and gravel or operations that mix concrete or batch asphalt. Please be advised that additional notice requirements may apply.

<sup>4</sup> Fee applies to amendments that are not County initiated.

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