

Building Division Fee Schedule

- Adopting the most recent [International Code Council \(ICC\) Valuations and Fee Calculations](#) annually, per Resolution 5287, adopted by City Commission April 13th, 2021.
- Fees will begin following each update, typically on or around July 1st, and may be done administratively.
- Pursuant to [MCA 7-6-617](#) the City may charge up to 3% convenience fee for credit card transactions.

IBC | International Building Code: required for structures with 3 or more stories; or 5 or more dwelling units
IRC | International Residential Code: minimum requirement for Single Family, Townhome, Duplex, Triplexes, and Fourplexes with 2 or fewer stories

TABLE A:

ICC Building Valuation Data – Square Foot Construction Costs - August 2023									
Occupancy Group	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	335.89	324.58	316.94	304.93	286.87	278.00	295.62	266.02	257.55
A-1 Assembly, theaters, without stage	307.39	296.08	288.44	276.42	258.37	249.50	267.12	237.51	229.05
A-2 Assembly, nightclubs	269.94	261.93	254.48	245.85	230.56	223.99	237.02	209.57	202.79
A-2 Assembly, restaurants, bars, banquet halls	268.94	260.93	252.48	244.85	228.56	222.99	236.02	207.57	201.79
A-3 Assembly, churches	311.88	300.57	292.93	280.91	263.30	254.43	271.60	242.45	233.98
A-3 Assembly, general, community halls, libraries,	266.07	254.76	246.12	235.10	216.33	208.46	225.80	195.47	188.01
A-4 Assembly, arenas	306.39	295.08	286.44	275.42	256.37	248.50	266.12	235.51	228.05
B Business	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
E Educational	273.46	263.96	255.62	245.04	228.69	217.00	236.61	200.36	193.94
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	434.15	424.59	415.32	405.12	383.35	N.P.	396.02	358.57	N.P.
I-2 Institutional, nursing homes	302.01	292.45	283.18	272.97	253.83	N.P.	263.88	229.05	N.P.
I-3 Institutional, restrained	295.86	286.31	277.03	266.83	247.95	238.69	257.74	223.17	212.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	201.37	193.36	184.91	177.28	161.72	156.15	168.45	140.73	134.95
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.

How to Calculate Your Permit Fee – New Square Footage (new construction, core / shell, and additions)

- 1) Determine Occupancy Use Group and Construction Type, referencing the 2021 International Building Code (IBC); Chapters 3: Occupancy & Classification; and Ch. 6: Types of Construction.
- 2) Utilize ICC Valuation Table A to cross reference occupancy group and construction type to determine construction cost per square foot.
- 3) **Permit Fee = (Gross Area x (Square Foot Construction Cost (Table A) x Cost Modifier % (Table B)) x .0078 (Bozeman’s Budget & Prior Year’s Valuation based Multiplier))**

TABLE B:

Building Valuation Cost Modifier: % of ICC Table Value					
Project Scope	IBC	IRC	FY25	FY26	FY27
New Construction or Addition	50%	50%	60%	70%	80%
Shell Only Building	40%	N/A	48%	56%	64%

NOTE: Some projects will pay a reduced factor for the square foot construction cost based on project scope. See Table B above.

How to Calculate Your Permit Fee – Generic or Existing Square Footage

- 1) Gather valuation information for project. Permit valuations shall reflect the total value of work, including materials and labor, for which the permit is being issued. If City Staff feels the valuation is underestimated, they may require detailed estimates to be provided.
- 2) Locate valuation tier your project fits within in Table C below. Follow the row to the right-hand column to see the base fee, plus rate for each additional \$100 or \$1,000 thereafter.
- 3) **Permit Fee (\$500 to \$2,000 Valuation) = (((Project Valuation – \$500)/100) x \$3.05) + \$26.75 (base fee)**
- 4) **Permit Fee (Over \$2,001 Valuation) = (((Project Valuation – Prior Tier Max)/1000) x rate per additional \$1,000) + base fee**

EXAMPLE: Generic Valuation of \$75,000

(((\$75,000 (Project Valuation) - \$50,000 (Prior Tier Max)) / \$1,000) x \$7.00 (tier rate for each \$1K) + \$643.75 (tier base fee) = \$818.75 Permit Fee

TABLE C

Generic Valuation – Building Permit Fees		
Includes: Mechanical, Electrical, Plumbing, Remodels, Reroofs, Moving, and Demolition Permits		
Valuation Range		Base Fee + Rate Thereafter
\$1	\$500	\$26.75 Base Fee
\$501	\$2,000	\$26.75 for first \$500 plus \$3.05 for each additional \$100 , or fraction thereof, to and including \$2,000
\$2,001	\$25,000	\$69.25 for the first \$2,000 plus \$14 for each additional \$1,000 , or fraction thereof, to and including \$25,000
\$25,001	\$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000 , or fraction thereof, to and including \$50,000
\$50,001	\$100,000	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000 , or fraction thereof, to and including \$100,000
\$100,001	\$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 , or fraction thereof, to and including \$500,000
\$500,001	\$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 , or fraction thereof, to and including \$1,000,000
\$1,000,001	and up	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1000 , or fraction thereof

TABLE D:

Plan Review Fees		
Review Type	IBC	IRC
Building Plan Review	65% of Permit Fees	65% of Permit Fees
Foundation Only Plan Review: \$1M - \$5 Million Valuation	\$1,500	n/a
Foundation Only Plan Review: \$5M - \$15 Million Valuation	\$2,500	n/a
Foundation Only Plan Review: \$15+ Million Valuation	\$5,000	n/a
Master Building Plan Review - Review Only	N/A - International Residential Code (IRC) Projects Only	\$775
Master Building Plan Review - Site Specific Submittal	N/A - International Residential Code (IRC) Projects Only	32.5% of Permit Fees (reduction of 50% from standard 65% plan review rate)
Revisions During Construction	Min \$250 + \$125/hr over 2 hours	Min \$125 + \$125/hr over 1 hour

TABLE E:

Miscellaneous Fees	
3 rd & Subsequent Review	¼ of original plan review fees
Construction Noise Exemption	\$500
Early Move-In Penalty	\$300
Extension Fee - Application	\$75.00
Extension Fee - Permit	\$75.00
Hourly Consultant Fee (After initial 2 hours)	\$125/hr.
Inspection Fee (Off Hours Inspections)	Min \$125 + \$125/hr over 1 hour
Performance and/or Surety Bond (Demolition Entire Structure Only)	\$2,000.00 + 125% of Valuation
Re-Inspection Penalty	\$300
Returned Payment (NSF)	\$15.00

For other construction and development related fees, please visit:

<https://www.bozeman.net/services/development-center>