

### FY 2026 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 13<sup>th</sup>, 2021
- Fees will begin following each update, typically on or around July 1<sup>st</sup>, 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: All Commercial Buildings, triplexes, fourplexes, multi-family and 5 plus units.
- **IRC** | International Residential Code: minimum requirement for Single Family, 2 Family and Townhome.

TABLE A:

**ICC Building Valuation Data – Square Foot Construction Costs - February 2025**

Occupancy Group	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	337.41	325.40	315.80	303.35	283.46	275.24	292.98	264.14	254.04
A-1 Assembly, theaters, w/out stage	309.77	297.76	288.16	275.71	256.07	247.85	265.35	236.75	226.65
A-2 Assembly, nightclubs	269.42	261.52	253.31	243.65	228.21	222.01	235.29	207.53	199.66
A-2 Assembly, restaurants, bars, banquet halls	268.42	260.52	251.31	242.65	226.21	221.01	234.29	205.53	198.66
A-3 Assembly, churches	314.40	302.40	292.80	280.35	260.82	252.61	269.98	241.51	231.40
A-3 Assembly, general, community halls, libraries, museums	264.03	252.03	241.42	229.98	209.33	202.12	219.61	190.01	180.91
A-4 Assembly, arenas	308.77	296.76	286.16	274.71	254.07	246.85	264.35	234.75	225.65
B Business	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
E Educational	282.06	272.26	263.65	252.74	235.87	223.82	244.04	206.65	200.02
F-1 Factory and industrial, moderate hazard	164.17	156.25	146.41	140.89	125.45	119.36	134.33	104.02	96.87
F-2 Factory and industrial, low hazard	163.17	155.25	146.41	139.89	125.45	118.36	133.33	104.02	95.87
H-1 High Hazard, explosives	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	0.00
H234 High Hazard	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	86.17
H-5 HPM	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
I-1 Institutional, supervised environment	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
I-2 Institutional, hospitals	469.18	458.58	448.25	436.51	411.45	0.00	426.30	385.65	0.00
I-2 Institutional, nursing homes	323.68	313.08	302.75	291.01	269.45	0.00	280.80	243.65	0.00
I-3 Institutional, restrained	314.93	304.33	294.00	282.26	261.70	252.06	272.05	255.55	223.96
I-4 Institutional, day care facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
M Mercantile	201.08	193.18	183.97	175.31	159.52	154.32	166.95	138.84	131.97
R-1 Residential, hotels	278.14	268.29	258.82	249.16	227.83	221.78	248.64	205.46	198.22
R-2 Residential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
R-3 Residential, one- and two-family	215.90	210.16	205.11	200.73	194.02	187.11	204.78	180.41	169.09
R-4 Residential, care/assisted living facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
S-1 Storage, moderate hazard	152.17	144.25	134.41	128.89	113.76	107.67	122.33	92.33	85.17
S-2 Storage, low hazard	151.17	143.25	134.41	127.89	113.76	106.67	121.33	92.33	84.17
U Utility, miscellaneous	117.65	110.72	103.00	98.58	87.79	82.02	93.83	69.49	66.20

- 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 .0051 (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	<b>\$26.75 Base Fee</b>
\$501	\$2,000	<b>\$26.75</b> for first \$500 <b>plus \$3.05 for each additional \$100</b> , or fraction thereof, to and including \$2,000
\$2,001	\$25,000	<b>\$69.25</b> for the first \$2,000 <b>plus \$14 for each additional \$1,000</b> , or fraction thereof, to and including \$25,000
\$25,001	\$50,000	<b>\$391.75</b> for the first \$25,000 <b>plus \$10.10 for each additional \$1,000</b> , or fraction thereof, to and including \$50,000
\$50,001	\$100,000	<b>\$643.75</b> for the first \$50,000 <b>plus \$7 for each additional \$1,000</b> , or fraction thereof, to and including \$100,000
\$100,001	\$500,000	<b>\$993.75</b> for the first \$100,000 <b>plus \$5.60 for each additional \$1,000</b> , or fraction thereof, to and including \$500,000
\$500,001	\$1,000,000	<b>\$3,233.75</b> for the first \$500,000 <b>plus \$4.75 for each additional \$1,000</b> , or fraction thereof, to and including \$1,000,000
\$1,000,001	and up	<b>\$5,608.75</b> for the first \$1,000,000 <b>plus \$3.15 for each additional \$1000</b> , 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: \$0 - \$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/Post Approved Plans	Min \$250 + \$125/hr over 2 hours	Min \$125 + \$125/hr over 1 hour

TABLE E:

Miscellaneous Fees	
3 <sup>rd</sup> & Subsequent Review Cycle	¼ of original permit 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>