

ORDINANCE 2-2025

AN ORDINANCE ADOPTING THE MADISON COUNTY LAND RESOURCES AND USE FEE SCHEDULE

WHEREAS, 76-3-602, MCA, authorizes Madison County to establish reasonable fees to be paid by the subdivider to defray the expense of reviewing subdivision applications; and

WHEREAS, Madison County has charged subdivision review fees since the adoption of subdivision regulations in 1974; and

WHEREAS, the Madison County subdivision review fees require periodic updating to reflect changes in State law and increasing administrative costs associated with subdivision review; and

WHEREAS, the Madison County subdivision review fees were previously adopted by Ordinance No. 4-2006, updated by Ordinance No. 1-2009 and Ordinance No. 1-2018; and

WHEREAS, on June 10, 2025, the Madison County Board of Commissioners passed and adopted Resolution 31-2025, a Resolution of Intent to Adopt the 2025 Madison County Land Resources and Use Fee Schedule; and

WHEREAS, Madison County does not currently charge applicants for specific subdivision processes or land resources and use services; and

WHEREAS, Madison County does not currently charge fees for services including appeals, floodplain permit variances, building/development reviews, addressing, subdivision material determinations, administrative minor subdivision reviews, preliminary plat extension reviews, preliminary plat subsequent hearings, amended preliminary plat reviews, environmental assessment reviews, final plat extension reviews, material change determinations, vacation of recorded plat reviews, subdivision improvements agreement reviews, and mapping projects; and

WHEREAS, Madison County aims to be a good steward of public funds by assigning costs of nonobligatory land resources and use services to the applicant or landowner seeking such services; and

WHEREAS, the Madison County Land Resources and Use Fee Schedule more comprehensively and accurately reflects reasonable fees commensurate with the costs of land resources and use services; and

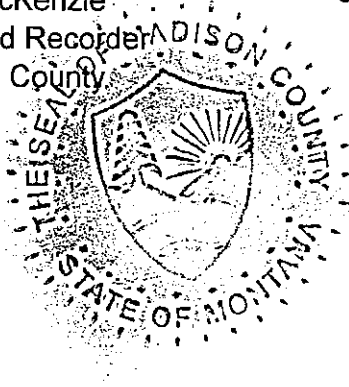
WHEREAS, the Madison County Land Resources and Use Fee Schedule shall replace any previously adopted fee schedules related to land use.

NOW, THEREFORE, BE IT ORDAINED, the Madison County Board of Commissioners adopts the Madison County Land Resources and Use Fee Schedule.

PASSED AT THE FIRST READING by the Madison County Board of Commissioners this 15th day of July, 2025.

ATTEST:

Alison Elser Deputy
Paula McKenzie
Clerk and Recorder
Madison County



APPROVED:

William A. Todd
William A. Todd, Chairman

Ronald E. Nye
Ronald E. Nye

Duke W. Gilman
Duke W. Gilman
Board of Commissioners
Madison County

PASSED AND ADOPTED AT SECOND READING by the Madison County Board of Commissioners this 5th day of August, 2025.

ATTEST:

Alison Elser Deputy
Paula McKenzie
Clerk and Recorder
Madison County



APPROVED:

William A. Todd
William A. Todd, Chairman

Ronald E. Nye
Ronald E. Nye

Duke W. Gilman
Duke W. Gilman
Board of Commissioners
Madison County

This Ordinance shall take effect as of September 5, 2025.



MADISON COUNTY LAND RESOURCES AND USE FEE SCHEDULE

Adopted via Ordinance 2-2025

ADMINISTRATIVE FEES	
Appeals	\$250
Certified Mail Notifications	\$10 per address
Copies and Scans	\$0.50 (first page) + \$0.25/additional pages

FLOODPLAIN DEVELOPMENT	
Floodplain Development Application and Permit	\$400
Floodplain Development Permit Variance	\$500
After-the-Fact (Variance) Floodplain Development Application and Permit	\$750
Certified Mail Notifications	\$10 per address
Floodplain Determination	No Fee
Floodplain Permit Extension	No Fee

ADDRESSING, CONSTRUCTION AND DEVELOPMENT	
Development Permit	\$150
Address Assignment	\$25
County Septic Permit	\$300+
Construction & Demolition Permit	\$500+
Road Naming	No Fee

SUBDIVISION	
Subdivision Exemption Request	\$400
Examining Land Surveyor Review	\$400
Material Change or New Information Determination	\$150
Exempt Amended Plat Review	\$400
Certified Mail Notifications	\$10 per address
PRE-APPLICATION	
Pre-Application Meeting and Review	\$100
Pre-Application Review with Planning Board	\$150

PRELIMINARY PLAT	
Administrative Minor Subdivision	\$550
First Minor Subdivision	\$2,000
Subsequent Minor Subdivision	\$3,500 + \$100/lot or unit
Major Subdivision	\$3,500 + \$100/lot or unit
Subsequent Major Subdivision	\$3,500 + \$100/lot or unit
Preliminary Plat Extension	\$250
Subsequent Public Hearing	\$250
Amended Preliminary Plat	\$500
Variance Request	\$250 each
Environmental Assessment (Hydrology) Review	\$2,500
Weed Management Plan	\$150
County Sanitation Review (lots <20 acres)	\$100
County Sanitation Review (lots >20 acres)	\$200
PUBLIC SAFETY REVIEW	
Pre-Application	Included in Subdivision Fees
Preliminary Plat	\$150 Minor / \$400 Major
Final Inspection	Included in Subdivision Fees
FINAL PLAT	
Final Plat Extension	\$250
Final Plat Review (Minor and Major Subdivisions)	\$400
Amended Plat- Minor Subdivision (Full Review)	\$3,500 + \$100/lot or unit
Amended Plat- Major Subdivision (Full Review)	\$3,500 + \$100/lot or unit
Vacation of Recorded Plat	\$300
Subdivision Improvements Agreement Review	\$200
Subdivision Improvements Agreement Request for Partial or Full Release	\$250

OTHER LAND USE REVIEWS AND SERVICES	
Airport Affected Area Permit	No Fee
Tall Tower or Associated Utility Permits	\$500
Buildings for Lease or Rent Permit	\$400
GEOGRAPHIC INFORMATION SYSTEMS (GIS) SERVICES	
Mapping Projects	\$50/hour
Large Map Printing	\$70+
ZONING	
Zoning Petition Filing	No Fee
Part 1 Zoning Petition Administration (post-petition)	\$500
Planned Unit Development (PUD)	\$1,000 + \$100/lot or unit
*within adopted zoning districts only	



Doc #: 221251 Pages: 5 Book: Page:
STATE OF MONTANA MADISON COUNTY
Recorded 8/5/2025 12:00 PM KOI: ORDINANCE
Paula McKenzie, CLERK & RECORDER
Fee: \$ 0.00
BY: Paula McKenzie
To: FILE 101-F,

ORDINANCE 2025-02

**ADOPTING THE MADISON COUNTY LAND
RESOURCES AND USE FEE SCHEDULE**