

**ORDINANCE 3-2026**

**AN ORDINANCE ADOPTING AMENDED  
BUILDINGS FOR LEASE OR RENT REGULATIONS**

WHEREAS, the 63<sup>rd</sup> Legislature and the Governor of Montana established a review process applicable to buildings for lease or rent, effective September 1, 2013, and included in Montana Code Annotated (MCA) Title 76, Chapter 8; and

WHEREAS, the review process allows local governments to establish regulations that guide the application and review of the creation of four (4) or more buildings for rent or lease on a single tract of land, when not otherwise exempt pursuant to Section 76-8-102, MCA; and

WHEREAS, the Madison County Board of Commissioners adopted regulations for the application and review of buildings for lease or rent through Resolution 34-2013 on September 3, 2013; and

WHEREAS, the Madison County Board of Commissioners amended regulations for the application and review of buildings for lease or rent through Resolution 32-2016 on September 12, 2016; and

WHEREAS, subsequent legislation has added the review of recreational vehicles parks and campgrounds to MCA Title 76, Chapter 8; and

WHEREAS, the Madison County Board of Commissioners proposes to amend regulations for the application and review of buildings for lease or rent via Ordinance; and

WHEREAS, this Ordinance replaces all previous resolutions relating to the application and review of buildings for lease or rent, including Resolution 34-2013 and Resolution 32-2016; and

WHEREAS, on February 10, 2026, the Madison County Board of Commissioners adopted Resolution 12-2026, a Resolution of Intent to Adopt Amended Buildings for Lease or Rent Regulations; and

WHEREAS, copies of the proposed amended Buildings for Lease or Rent Regulations were made available for public review at the Madison County Commissioner's Office, Madison County Planning Office, and on the Madison County website; and

WHEREAS, the Madison County Board of Commissioners held a public hearing on the proposed amended Buildings for Lease or Rent Regulations on March 10, 2026; and

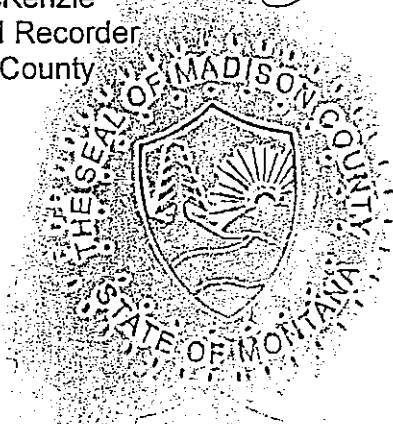
WHEREAS, after considering comments received up to and through the public hearing held on March 10, 2026, the Madison County Board of Commissioners finds the proposed amended Buildings for Lease or Rent Regulations to be acceptable.

NOW, THEREFORE BE IT ORDAINED, the Madison County Board of Commissioners adopts the amended Buildings for Lease or Rent Regulations.

PASSED AT THE FIRST READING by the Madison County Board of Commissioners this 10<sup>th</sup> day of March, 2026.

ATTEST:

Paula McKenzie  
Paula McKenzie  
Clerk and Recorder  
Madison County



APPROVED:

Ronald E. Nye  
Ronald E. Nye, Chairman

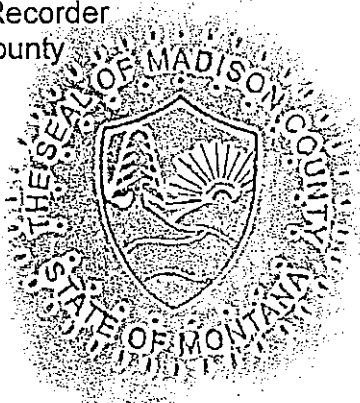
Duke W. Gilman  
Duke W. Gilman

William A. Todd  
William A. Todd  
Board of Commissioners  
Madison County

PASSED AND ADOPTED AT SECOND READING by the Madison County Board of Commissioners this 31<sup>st</sup> day of March, 2026.

ATTEST:

Paula McKenzie  
Paula McKenzie  
Clerk and Recorder  
Madison County



APPROVED:

Ronald E. Nye  
Ronald E. Nye, Chairman

Duke W. Gilman  
Duke W. Gilman

William A. Todd  
William A. Todd  
Board of Commissioners  
Madison County

This Ordinance shall take effect as of April 31, 2026.



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STATE OF MONTANA MADISON COUNTY  
Recorded 3/31/2026 10:30 AM K01: ORDINANCE  
Paula McKenzie, CLERK & RECORDER  
Fee: 0.00  
BY: Paula McKenzie  
To: FILE 101-F,

**ORDINANCE 2026-3**

**AN ORDINANCE ADOPTING AMENDED  
BUILDING FOR LEASE OR RENT REGULATIONS**