Fees for Subdivision, Annexation and Property Improvement

Fees and Costs relative to the Planning Advisory Board and the City of Great Falls Subdivision, Annexation and Property Improvement

A) SUBDIVISION COSTS:

NOTE: This listing does not include costs to have a private engineer or surveyor prepare a subdivision map and supplementary material.

1. Planning Advisory Board Fees – Subdivision: (Footnote 1)
In order to cover costs of reviewing plans, advertising, holding public hearings, preparing reports and recommendations, or other expenses incidental to the approval of a subdivision, the subdivider shall pay a non-refundable fee at the time of application for approval of a subdivision plat based upon the following rates:
a. $800 per preliminary plat
b .$300 per final plat
c. $600 per minor plat

The above cited fee schedule shall also apply to corresponding amended plats which involve public review and governing body approval.

2. Park Fee: (Footnote 2)(Applicable as a substitute to Park Land Dedication for major residential subdivisions)
a. Fee in lieu of park dedication to be paid into City Park Fund if park not dedicated on plat. Fee, depending upon proposed parcel sizes, ranges between 2.5% and 11% (times) number of net acres (times) fair market value per acre.
b. Cost of land appraisal done by two or three appraisers if affidavit for land value not acceptable to Park Board or governing body having jurisdiction. This would apply only in cases where fee is to be paid in lieu of park dedication

B) ANNEXATION COSTS:
1. Planning Board Annexation Fees: (Footnote 3)
a. Preliminary processing fee - $100.00 per annexation petition.
b. Agreement processing fee - $200.00 per Annexation Agreement or similar agreement.
c. Resolution of Annexation - $100.00 per annexation.

2. City Storm Sewer Fee of $250.00 per gross acre. (Footnote 4)

3. Where applicable, reimburse prior contributors for installation of existing facilities such as sewer, water, paving, etc. These amounts are variable depending upon the specific location.

4. Fee for establishment of City Zoning in conjunction with annexation - $700.00 (Footnote 3)

C) ESTIMATED PROPERTY IMPROVEMENTS AND CONSTRUCTION COSTS (Footnote 5)
1. Water:
a. Install and pay for necessary 8” main and appurtenances at approximately $60.00 per lineal foot. (Owner ultimately only expected to pay proportionate share depending upon parcelization and ownership of surrounding property.)
b. Install service line from building to main.
c. Necessary tapping and connection fees.

2. Sanitary Sewer:
a. Install and pay for necessary 8” main and appurtenances at approximately $60.00 per lineal foot. (Owner ultimately only expected to pay proportionate share depending upon parcelization and ownership of surrounding

property.)

b. Install service line from building to main.
c. Necessary tapping fees.

3. Curb and Gutter:
Install curb and gutter for property fronting upon public roadway at approximately $14.00 per lineal foot.

4. Paving:
Install subgrade preparation and pavement for public roadway adjacent to the property at approximately $28.00 per sq. yd. or $96.00 per lineal foot. (Owner ultimately only expected to pay proportionate share depending upon parcelization and ownership of surrounding property.)

5. Sidewalk:
Install five foot wide sidewalk adjacent to the property at approximately $4.75 per sq. ft.

6. State Health Department Design Review and City Engineer's Inspection Fees

Documentation Footnotes:
1 Section 76-3-602, Montana Code Annotated and City Resolution 9805
2 Section 76-3-621, Montana Code Annotated
3 City Resolution 9805
4 Designated by Public Improvement Committee 1/26/72
5 Size of project, site conditions, and material/labor/equipment costs at the time of construction are significant factors in determining per unit costs. Engineering design, testing and inspection are normally 15% to 20% of total improvement costs. Other potential costs include storm drain- age improvements, wastewater lift stations and traffic control improvements.

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