

# 2026 Montana Permit Requirements Guide

Permit fees, review timelines, and requirements for Montana's 10 most active building jurisdictions — from official sources.

# How to read this guide

## Confidence badges

Every figure carries a confidence label. “Verified” means PermitBase confirmed the figure directly against the jurisdiction’s current published source. “Reviewed” covers everything else — the same figure, a lighter verification pass. We never upgrade a label past what was actually checked.

## Tiered fees

Where a jurisdiction charges by project valuation, this guide prints the base/starting tier from the published fee table and points at the source for the full schedule — never a computed total.

## “Not published”

When a jurisdiction does not publish a plan-review timeline, this guide says so plainly — “Not published — contact the department” — rather than estimating one.

Montana adopts a single statewide building code by rule and, by default, enforces it directly — local governments only gain enforcement authority once the state certifies them. Under the Montana Building Codes Act (Mont. Code Ann. Title 50, Chapter 60), the Department of Labor & Industry’s Building Codes Bureau adopts one state building code applicable everywhere (§ 50-60-203, codified further at Administrative Rules of Montana Title 24, Chapter 301) — currently the 2021 editions of the IBC, IRC, IMC, IFGC, IECC, IEBC, ISPSC, and UPC, with the 2020 NEC for electrical (effective statewide since 6/11/2022 per the Bureau’s own Current Codes page). A city, county, or town may adopt and enforce its own building-code program under § 50-60-301, but its adopted code “may include only codes adopted by the Building Codes Bureau” — a local edition can never diverge from or be less stringent than the state’s. Critically, under § 50-60-302, a local government cannot enforce ANY building code — even one it has formally adopted — until the Bureau certifies its program (requiring an approved code, a published fee schedule, an enforcement plan, and properly licensed or nationally certified inspectors); certification is granted per TRADE, not as one blanket designation. The Bureau’s own “Certified City, County and Town Programs” list uses the key B=Building, P=Plumbing, E=Electrical, M=Mechanical, SP=Pool, W=Wildland-Urban-Interface — a jurisdiction can be certified for Building only while Electrical/Plumbing/Mechanical remain directly state-enforced within the same city limits (e.g., Havre, Anaconda-Deer Lodge), or certified across all trades (e.g., Billings, Missoula, Great Falls, Bozeman, Helena, Kalispell). Non-certified jurisdictions — most of Montana’s unincorporated county land, since very few counties appear on the certified list — fall under direct enforcement by the state Building Codes Bureau (§ 50-60-304). Montana also exempts private homes and buildings of four or fewer dwelling units not serving transient guests from the state building-permit requirement entirely, though electrical, plumbing, and mechanical permits remain separately required regardless. Always confirm with the specific jurisdiction which trades it is certified for versus which remain directly state-enforced.

PermitBase is an independent reference and is not affiliated with any government agency. Requirements change and vary by project — confirm current details with the building department before you submit.

# Montana snapshot

43 Montana jurisdictions covered — this guide features the 10 most active.

| City        | County                 | Annual units | Annual value |
|-------------|------------------------|--------------|--------------|
| Missoula    | Missoula County        | 556          | \$125,215k   |
| Billings    | Yellowstone County     | 468          | \$137,337k   |
| Kalispell   | Flathead County        | 459          | \$94,725k    |
| Whitefish   | Flathead County        | 351          | \$116,935k   |
| Belgrade    | Gallatin County        | 224          | \$9,800k     |
| Helena      | Lewis and Clark County | 193          | \$45,126k    |
| Great Falls | Cascade County         | 128          | \$41,070k    |
| Polson      | Lake County            | 58           | \$14,119k    |
| Hamilton    | Ravalli County         | 46           | \$10,917k    |
| Red Lodge   | Carbon County          | 23           | \$12,273k    |

Source: U.S. Census Bureau, Building Permits Survey (BPS)

# Missoula

Missoula County · City of Missoula Development Services — Building Division (Community Planning, Development & Innovation)

(406) 552-6630 · <https://www.ci.missoula.mt.us/3202/Building-Division> · 556 permitted units/yr

| Permit                                  | Fee                                      | Review timeline     | Tip                                                                                                                                                                                                                                                              |
|-----------------------------------------|------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Building (New Construction) | \$36 base tier — full schedule at source | 56–84 business days | Apply through Accela Citizen Access at <a href="https://aca-prod.accela.com/MISSOULA/Login.aspx">aca-prod.accela.com/MISSOULA/Login.aspx</a> . See the City's 'How to Apply for a Building Permit' Coordinators' Guide (v07.07.25) for step-by-step screenshots. |
| Residential Addition / Remodel          | \$36 base tier — full schedule at source | 2–84 business days  | Interior remodels not touching walls or fixtures (paint, flooring, cabinetry, countertops) do not require a permit per the City's Building Permit FAQ.                                                                                                           |
| Electrical                              | \$361.00                                 | 2–3 business days   | Montana homeowners may pull a State Homeowner's Electrical Permit through the Montana DLI Business Standards Division to self-perform wiring on their own home/garage/premises without an electrician's license (work must still pass City inspection).          |
| Plumbing                                | \$43.00                                  | 2–3 business days   | Water heater replacement requires a plumbing permit; the fee is a flat \$16.00 for a storage-tank-type water heater per the FY26 fee schedule.                                                                                                                   |
| Mechanical / HVAC                       | \$43.00                                  | 2–3 business days   | A typical furnace replacement (up to 100,000 BTU/HR) costs \$43.00 issuance + \$29.00 for the appliance = \$72.00 total under the FY26 schedule.                                                                                                                 |
| Roofing / Re-roof                       | \$281.00                                 | 2–3 business days   | The FY26 residential re-roof flat fee (\$281.00) nearly doubled from the FY25 fee (\$150.00) per the City's own fee-comparison schedule.                                                                                                                         |
| Solar PV                                | \$100.00                                 | 2–3 business days   | An electrical permit is mandatory for all solar systems in Missoula — there is no separate 'building-only' solar permit path.                                                                                                                                    |

## Good to know

- Missoula has TWO separate building departments covering Missoula County: the City of Missoula Development Services Building Division (435 Ryman St., (406) 552-6630) handles everything INSIDE city limits; the Missoula County Building Division (6089 Training Drive, (406) 258-3701) handles everything in unincorporated county OUTSIDE city limits. Confirm which jurisdiction your parcel is in before applying — this file (slug: missoula) covers the CITY only.
- Montana runs a state-preemptive building code model: the Montana Building Codes Bureau (Dept. of Labor & Industry, Business Standards Division) adopts a single uniform statewide code under MCA Title 50, Chapter 60 and ARM Title 24, Chapter 301. Missoula adopts the state's code editions by reference (MMC 15.04.010) rather than writing its own amendments — do not expect city-specific climate/snow-load tables the way some other states' cities publish.

# Billings

Yellowstone County · City of Billings Building Division

(406) 657-8270 · <https://www.billingsmt.gov/67/Building> · 468 permitted units/yr

| Permit                                  | Fee                                         | Review timeline   | Tip                                                                                                                                                                                                                                                                         |
|-----------------------------------------|---------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Building (New Construction) | \$30.00 base tier — full schedule at source | 4–7 business days | The City of Billings rolled out a new Community Development software platform, CityView, on March 2, 2026, replacing the prior GoPost online portal — use <a href="https://cityview.billingsmt.gov/Portal/">cityview.billingsmt.gov/Portal/</a> for all current submittals. |
| Residential Addition / Remodel          | \$30.00 base tier — full schedule at source | 4–7 business days | The Deck Submittal Workbook is only suitable for single-level, square or rectangular attached or detached decks; multi-level decks or decks with hot tubs/enclosed structures require structural-engineer-stamped plans.                                                    |
| Electrical                              | \$130.00                                    | 4–7 business days | Billings is a Montana DLI-certified jurisdiction for electrical permitting — permits are issued by the City of Billings Building Division, not the state, within city limits.                                                                                               |
| Plumbing                                | \$20.00                                     | 4–7 business days | Montana uses the Uniform Plumbing Code (UPC), not the International Plumbing Code — verify fixture and venting requirements against the 2021 UPC.                                                                                                                           |
| Mechanical / HVAC                       | \$15.00                                     | 4–7 business days | A typical furnace replacement (up to 100,000 Btu/h) costs \$15.00 issuance + \$9.00 for the appliance = \$24.00 minimum.                                                                                                                                                    |
| Roofing / Re-roof                       | \$30.00 base tier — full schedule at source | 4–7 business days | A Mid-Roof inspection is required and must be requested the day before by emailing <a href="mailto:inspections@billingsmt.gov">inspections@billingsmt.gov</a> to ensure scheduling.                                                                                         |
| Solar PV                                | \$30.00 base tier — full schedule at source | 4–7 business days | Mounting system calculations must use a minimum 30 psf non-reducible roof snow load, 110 mph ultimate wind speed, and Exposure Category C per the City's Solar-Photovoltaic System Plan Requirements.                                                                       |

## Good to know

- The City of Billings launched a new Community Development software platform, CityView, on March 2, 2026, replacing the prior GoPost ([eplansoftreview.com](https://eplansoftreview.com)) online portal. Use [cityview.billingsmt.gov/Portal/](https://cityview.billingsmt.gov/Portal/) for all current submittals; older references to GoPost on the City's FAQ page are stale.
- Montana runs a mandatory statewide building code (amended by ARM Title 24, Chapter 301) administered by the DLI Building Codes Bureau. Cities/counties/towns can become 'certified' to locally enforce all or part of the code. Billings is certified for Building, Plumbing (Mechanical/Gas), Electrical, Mechanical, and Swimming Pool permitting within city limits (contact on file with the state: Jessica Fust). Outside Billings city limits, building permits are issued directly by the Montana DLI Building Codes Bureau, not the City or County.

# Kalispell

Flathead County · City of Kalispell Building Department

(406) 758-7730 · <https://www.kalispell.com/614/Building> · 459 permitted units/yr

| Permit                                  | Fee               |                       | Review timeline                                                                                                                                                                                                                                                                       | Tip |
|-----------------------------------------|-------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Residential Building (New Construction) | \$23.50 base tier | — 14–21 business days | Residential plan review has a published lead time of 2–3 weeks from complete submittal; commercial plan review is 12–14 weeks — verified directly on the Kalispell Building Department page.                                                                                          |     |
| Residential Addition / Remodel          | \$23.50 base tier | — 14–21 business days | Residential plan review has a published lead time of 2–3 weeks from complete submittal — verified directly on the Kalispell Building Department page.                                                                                                                                 |     |
| Electrical                              | \$200.00          | 1–5 business days     | Kalispell is a Montana DLI-certified electrical code enforcement jurisdiction within city limits (certified scope includes Electrical, per the DLI Certified City, County and Town Programs list) — the city, not the state, issues and inspects electrical permits inside Kalispell. |     |
| Plumbing                                | \$20.00 base tier | — 1–5 business days   | Kalispell's plumbing permit fee is a simple flat structure: \$20 base plus \$8 per fixture or gas outlet — there is no valuation-based tier for plumbing as there is for building/electrical/mechanical permits.                                                                      |     |
| Mechanical / HVAC                       | \$30.00 base tier | — 1–5 business days   | For a typical furnace replacement valued under \$2,000, the flat mechanical permit fee is \$30.00 — the lowest tier on Kalispell's valuation-based table.                                                                                                                             |     |
| Roofing / Re-roof                       | \$23.50 base tier | — 14–21 business days | There is no dedicated roofing-permit fee table in Kalispell — re-roofing is billed like any other building permit, based on the project's dollar valuation.                                                                                                                           |     |
| Solar PV                                | \$45.00 base tier | — 3–10 business days  | Kalispell has no dedicated 'solar permit' — apply using the standard Electrical Permit Application and select the Commercial/Solar/Multi-Family valuation-based fee tier.                                                                                                             |     |

## Good to know

- Kalispell is a Montana DLI-certified building code enforcement jurisdiction (certified scope: Building, Plumbing, Mechanical, Electrical, Swimming Pool/Spa — 'B, P, M, E, SP') within city limits only, per the state's Certified City, County and Town Programs list (MCA 50-60-302). Unincorporated Flathead County is enforced directly by the Montana Building Codes Bureau, not a county department.
- Kalispell's current adopted code cycle: 2021 IBC/IMC/IFGC/IFC, 2021 IEBC, 2021 IRC, 2021 Uniform Plumbing Code (UPC — not IPC), 2021 Energy Code, 2020 NEC, and 2021 ISPSC.

# Whitefish

Flathead County · City of Whitefish Planning & Building Department

(406) 863-2410 · <https://www.cityofwhitefish.gov/191/Building-Permits-Inspections> · 351 permitted units/yr

| Permit                                  | Fee                                                                                                                                                                                                                                      | Review timeline                                                                                                                                                                                                                                                                                                                      | Tip |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Residential Building (New Construction) | Based on a percentage of the estimated project cost (valuation-based); a deposit is required at time of permit submittal base tier — full schedule at source                                                                             | Not published — A minimum of 24 hours notice is required to schedule any inspection — call (406) 863-2414 or email <a href="mailto:buildingdept@cityofwhitefish.gov">buildingdept@cityofwhitefish.gov</a> with the project address.                                                                                                  |     |
| Residential Addition / Remodel          | Not offered / not tracked for this city                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                      |     |
| Electrical                              | Based on a percentage of the estimated project cost/valuation, consistent with the City's general building-permit valuation-based fee methodology; a deposit is required at time of permit submittal base tier — full schedule at source | Not published — Whitefish is one of only three Montana cities (with Bozeman and Columbia Falls) DLI-certified for the full B/P/E/M/SP/W trade set — electrical permits here are issued and inspected by the City, not mailed to the state Building Codes Bureau in Helena as they would be in a partially-certified city like Havre. |     |
| Plumbing                                | Based on a percentage of the estimated project cost/valuation, consistent with the City's general building-permit valuation-based fee methodology; a deposit is required at time of permit submittal base tier — full schedule at source | Not published — Montana uses the Uniform Plumbing Code (UPC), not the International Plumbing Code — verify fixture and venting requirements against the 2021 UPC.                                                                                                                                                                    |     |
| Mechanical / HVAC                       | Based on a percentage of the estimated project cost/valuation, consistent with the City's general building-permit valuation-based fee methodology; a deposit is                                                                          | Not published — Whitefish is DLI-certified for mechanical (M) permitting within city limits — permits are issued by the City, unlike a partially-certified city such as Havre where mechanical permits are mailed to the state Building Codes Bureau in Helena.                                                                      |     |

# Belgrade

Gallatin County · City of Belgrade Building Department

(406) 388-3564 · <https://www.belgrademt.gov/166/Building> · 224 permitted units/yr

| Permit                                                                 | Fee                                                                                               |                                        | Review timeline                                                                                                                                                                                                              | Tip |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Residential Building (New Construction)                                | Valuation x 0.002410–10 business days<br>base tier — full schedule at source                      |                                        | Inspections must be scheduled by phone (406-388-3560) or email (mjohnson@belgrademt.gov) only, by 3:00 PM for next-day service; inspectors will not pre-schedule future inspections.                                         |     |
| Residential Addition / Remodel Not offered / not tracked for this city |                                                                                                   |                                        |                                                                                                                                                                                                                              |     |
| Electrical                                                             | \$45 base tier — full schedule at source                                                          | Not published — contact the department | Belgrade is a Montana DLI-certified jurisdiction for electrical permitting — permits are issued by the City of Belgrade Building Department, not the state, within city limits.                                              |     |
| Plumbing                                                               | \$10 each                                                                                         | Not published — contact the department | Montana uses the Uniform Plumbing Code (UPC), not the International Plumbing Code.                                                                                                                                           |     |
| Mechanical / HVAC                                                      | \$48 base tier — full schedule at source                                                          | Not published — contact the department | A typical furnace/mechanical project up to \$1,000 in system cost costs \$48 minimum under the tiered fee schedule.                                                                                                          |     |
| Roofing / Re-roof Not offered / not tracked for this city              |                                                                                                   |                                        |                                                                                                                                                                                                                              |     |
| Solar PV                                                               | Valuation x 0.0076, plus Plan Review at Valuation x 0.0024<br>base tier — full schedule at source | Not published — contact the department | Solar installations must be submitted with separate PDF pages per the City's CAD requirements — plaques, equipment elevation drawings, neutral pass-thru, NG bond, production meter, and disconnect all need their own page. |     |

## Good to know

- Belgrade is a Montana DLI-certified jurisdiction for the FULL trade set: Building (B), Plumbing (P), Electrical (E), Mechanical (M), and Swimming Pool (SP) — unlike Havre (Building-only) or Billings (which has a split P(M/G) plumbing code). Certified building official: Lucas Sobeck, (406) 388-3560/388-3564. Source: Montana DLI Building Codes Bureau, Montana Certified Local Government Program (PDF, updated 04/22/2026).
- Montana runs a mandatory statewide building code (amended by ARM Title 24, Chapter 301) administered by the DLI Building Codes Bureau. Outside Belgrade city limits, all permitting (Building, Electrical, Plumbing, Mechanical) in unincorporated Gallatin County is issued directly by the Montana DLI Building Codes Bureau, not the City — Gallatin County does not appear on the DLI's certified-jurisdiction list.

# Helena

Lewis and Clark County · City of Helena — Community Development Department, Building Division  
(406) 447-8438 · <https://www.helenamt.gov/Departments/Community-Development/Building> · 193 permitted units/yr

| Permit                                  | Fee                                                                                                      |                      | Review timeline                                                                                                                                                                                                                                          | Tip |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Residential Building (New Construction) | \$22.00 base tier                                                                                        | —10–15 business days | Helena's building permit and plan review fees are calculated on the GREATER of your stated contract value or the City's square-foot valuation table — a low self-reported contract price will not reduce your fee below the square-foot-based valuation. |     |
| Residential Addition / Remodel          | \$22.00 base tier                                                                                        | —5–10 business days  | Helena uses the identical valuation-based fee table (Ordinance 3134) for additions/remodels as for new construction — there is no separate flat-rate schedule for typical remodel scopes.                                                                |     |
| Electrical                              | \$35.00                                                                                                  | 1–5 business days    | A single-family 100–300 amp service fee (\$182) and 301+ amp fee (\$280) each include a maximum of three inspections — plan your rough-in and final inspections accordingly.                                                                             |     |
| Plumbing                                | \$21.00                                                                                                  | 1–5 business days    | Helena's plumbing fee schedule is a per-item schedule (issuance fee + per-fixture + per-water-heater + per-gas-outlet), not a valuation-based table like the building permit fee.                                                                        |     |
| Mechanical / HVAC                       | \$42.00 base tier                                                                                        | —1–5 business days   | Helena's mechanical fee is based on the total cost of labor, materials, and equipment for the mechanical system — plumbing-system costs (covered by the UPC) are explicitly excluded from this calculation.                                              |     |
| Roofing / Re-roof                       | Per Ordinance 3134 Building Permit Fee Tabulation table (same table used for building permits generally) | 1–3 business days    | Roofing over an existing roof covering (rather than tearing off down to the deck) is only allowed under specific 2021 IRC R908.3.1 conditions — confirm with the Building Division (406-447-8438) before planning an overlay re-roof.                    |     |
| Solar PV                                | Not offered / not tracked for this city                                                                  |                      |                                                                                                                                                                                                                                                          |     |

## Good to know

- Helena is a DLI-certified local government building code jurisdiction (certified for Building, Plumbing, Electrical, and Mechanical only — not Swimming Pool or WUI), and its certification applies ONLY within Helena's incorporated city limits (MCA 50-60-304). If your project is in unincorporated Lewis and Clark County outside Helena's (or East Helena's) city limits, your permit authority is the Montana DLI Building Codes Program directly, not a county building department — Lewis and Clark County itself has no separate certified building-code enforcement program.
- Helena's building permit and plan review fees are both driven off Ordinance 3134's valuation table, using the GREATER of your stated contract cost or the City's ICC-based square-foot valuation — plan review is billed at 65% of the building permit fee on top of that.

# Great Falls

Cascade County · City of Great Falls Building Division (Planning & Community Development Department)  
(406) 455-8430 · <https://greatfallsmt.gov/627/Building-Division> · 128 permitted units/yr

| Permit                                  | Fee                                                                                                                                                                                     |                    | Review timeline                                                                                                                                                                                                                                                                    | Tip |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Residential Building (New Construction) | \$62.61 base tier — full schedule at source                                                                                                                                             | 5–10 business days | Residential plan review typically takes 5–10 working days after a complete application is submitted; commercial review takes about 30 business days. Plans are reviewed first-come, first-served (City of Great Falls Building Division FAQs).                                     |     |
| Residential Addition / Remodel          | \$105.34 base tier — full schedule at source                                                                                                                                            | 5–10 business days | Great Falls uses the same Title 15 valuation-based fee table (Resolution 10374, Exhibit A) for additions and remodels as it does for new construction — there is no discounted flat-rate schedule for typical remodel scopes.                                                      |     |
| Electrical                              | \$34.39                                                                                                                                                                                 | 1–10 business days | Homeowners may self-permit electrical work on their own owner-occupied, non-rental residence using a Homeowner's Electrical Permit — the work must be done by the owner or a co-resident immediate family member, not a third party. This includes a maximum of three inspections. |     |
| Plumbing                                | \$34.39                                                                                                                                                                                 | 1–10 business days | Homeowners doing their own plumbing work on their owner-occupied, non-rental residence may not need a permit at all for the installation itself, per Montana DLI plumbing permit guidance — confirm current applicability with the City Plumbing Inspector before starting.        |     |
| Mechanical / HVAC                       | \$34.39                                                                                                                                                                                 | 1–10 business days | A typical furnace replacement (up to 100,000 Btu/h) costs \$34.39 (issuance) + \$19.04 (unit fee) = \$53.43 in Great Falls, per Resolution 10374.                                                                                                                                  |     |
| Roofing / Re-roof                       | \$105.34 base tier — full schedule at source                                                                                                                                            | 1–10 business days | Great Falls issues reroofing work as a distinct "B-Roofing Permit" building-permit subtype, confirmed active in the city's own 2026 permit issuance log — it is not folded into a generic alteration/remodel category.                                                             |     |
| Solar PV                                | Determined by declared project valuation against the Resolution 10374 Exhibit A tables (Building Permit Fees or Electric Permit Fees as applicable) base tier — full schedule at source | 1–10 business days | Grid-tied solar interconnection wiring must be completed by a licensed electrical contractor in Montana even if a homeowner self-installs the panels and racking under a Homeowner's Electrical Permit.                                                                            |     |

## Good to know

- Great Falls is a MONTANA-CERTIFIED LOCAL BUILDING CODE JURISDICTION — confirmed directly on the state's own Building Codes Bureau certified-government list, certified for Building, Plumbing (incl. Medical Gas), Electrical, Mechanical, Swimming Pool, and Wildland-Urban Interface code enforcement within city limits (Bruce Haman, Building Official, 406-455-8430/8404). Cascade County outside city limits is NOT separately certified and falls under direct State Building Codes Bureau enforcement.
- The City adopted the full 2021 I-Code cycle (IBC, IRC, IEBC, IMC, IFGC, IECC, ISPS) plus the 2021 UPC on September 9, 2022, stopping acceptance of 2018-cycle plans after November 9, 2022. The 2020 NEC (not 2021) governs electrical work, matching Montana's statewide NEC edition. The 2021 IFC was adopted separately, effective May 25, 2023, administered by Great Falls Fire Rescue.

Verified 2026-07-02 · Source: <https://greatfallsmt.gov/627/Building-Division>  
<https://permitbase.app/montana/cascade-county/great-falls/>

# Polson

Lake County · City of Polson Building Department (Planning & Building Department)  
(406) 883-8214 · <https://www.cityofpolson.com/building> · 58 permitted units/yr

| Permit                                  | Fee                                                                   | Review timeline        | Tip                                                                                                                                                                                                                                                                                       |
|-----------------------------------------|-----------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Building (New Construction) | 35% of the Building Permit Fee<br>base tier — full schedule at source | Up to 10 business days | The City uses ONE combined application for both Zoning Conformance and the Building Permit — Zoning Conformance review (up to 10 working days) happens first and its fee is due at submittal; Building Permit fees are assessed and the permit issued only after plan review is complete. |
| Residential Addition / Remodel          | Not offered / not tracked for this city                               |                        |                                                                                                                                                                                                                                                                                           |
| Electrical                              | \$220.00                                                              | Up to 10 business days | Polson is a Montana DLI-certified jurisdiction for electrical (E) permitting — permits are issued locally by the Building Department, not the state, within city limits.                                                                                                                  |
| Plumbing                                | \$35.00                                                               | Up to 10 business days | Montana uses the Uniform Plumbing Code (UPC), not the International Plumbing Code.                                                                                                                                                                                                        |
| Mechanical / HVAC                       | \$48 base tier — full schedule at source                              | Up to 10 business days | A furnace/HVAC installation valued at \$2,000 would cost \$48 + \$14 = \$62 under the first-tier schedule.                                                                                                                                                                                |
| Roofing / Re-roof                       | Not offered / not tracked for this city                               |                        |                                                                                                                                                                                                                                                                                           |
| Solar PV                                | Not offered / not tracked for this city                               |                        |                                                                                                                                                                                                                                                                                           |

## Good to know

- Montana runs a mandatory statewide building code (ARM Title 24, Chapter 301) administered by the DLI Building Codes Bureau. Polson is DLI-certified for Building, Plumbing, Electrical, and Mechanical (B, P, E, M) — confirmed directly from the DLI's 'Montana Certified Local Government Program' roster ([bsd.dli.mt.gov/\\_docs/building-codes-permits/certified-city.pdf](https://bsd.dli.mt.gov/_docs/building-codes-permits/certified-city.pdf), updated 2026-04-22), which lists 'Polson | B, P, E, M | Office | 883-8214 | City Limits'. Polson is explicitly NOT certified for Swimming Pool (SP) permitting, unlike several neighboring Montana towns (Darby, Hamilton, Manhattan) which carry full B,P,M,E,SP certification — the DLI roster row for Polson lists only B, P, E, M, with no SP designation.
- Codes adopted per the City's own Standards for Design & Construction page: 2021 IBC, 2021 IRC, 2021 IECC, 2021 IEBC, 2021 IMC, 2021 IFGC, 2021 ISPSC, and 2021 UPC, each per its respective ARM 24.301.x citation. The 2020 NEC is also in force (confirmed via the statewide DLI source and cited directly on Polson's own Electrical Permit Application, ARM 24.301.431), though it is not listed on the Standards page's code list.

# Hamilton

Ravalli County · City of Hamilton Building Department

(406) 363-3316 · [https://www.cityofhamilton.net/departments/building\\_department/index.php](https://www.cityofhamilton.net/departments/building_department/index.php) · 46 permitted units/yr

| Permit                                  | Fee                                      |                     | Review timeline                                                                                                                                                                                                                                                                      | Tip |
|-----------------------------------------|------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Residential Building (New Construction) | No fee published for this permit type    | 10–10 business days | Complete submittals are routed to Planning, Zoning, Public Works, and the Building Official; approvals could take up to 10 days per the Residential Building Permit Application instructions. If more information is needed, the 10-day clock restarts from the date of resubmittal. |     |
| Residential Addition / Remodel          |                                          |                     |                                                                                                                                                                                                                                                                                      |     |
| Not offered / not tracked for this city |                                          |                     |                                                                                                                                                                                                                                                                                      |     |
| Electrical                              | \$45 base tier — full schedule at source | 10–10 business days | Hamilton is a Montana DLI-certified jurisdiction for electrical (E) permitting — permits are issued locally by the Building Department, not the state, within city limits.                                                                                                           |     |
| Plumbing                                | \$75 base tier — full schedule at source | 10–10 business days | Montana uses the Uniform Plumbing Code (UPC), not the International Plumbing Code.                                                                                                                                                                                                   |     |
| Mechanical / HVAC                       | \$48 base tier — full schedule at source | 10–10 business days | A furnace/HVAC replacement valued at \$2,000 would cost \$48 + \$14 = \$62 under the first-tier schedule.                                                                                                                                                                            |     |
| Roofing / Re-roof                       | \$50.00                                  | 10–10 business days | Review of the roof permit application is stated as '10 working days' directly on the application form.                                                                                                                                                                               |     |
| Solar PV                                |                                          |                     |                                                                                                                                                                                                                                                                                      |     |
| Not offered / not tracked for this city |                                          |                     |                                                                                                                                                                                                                                                                                      |     |

## Good to know

- Montana runs a mandatory statewide building code (ARM Title 24, Chapter 301) administered by the DLI Building Codes Bureau. Hamilton is FULLY certified for Building, Plumbing, Mechanical, Electrical, and Swimming Pool (B, P, M, E, SP) — confirmed directly from the DLI's 'Certified City, County and Town Programs' roster ([bsd.dli.mt.gov/\\_docs/building-codes-permits/certified-city.pdf](https://bsd.dli.mt.gov/_docs/building-codes-permits/certified-city.pdf), updated 2026-04-22), which lists 'Hamilton — B, P, M, E, SP — Tim Netzley — 880-5832 — City Limits'. This means Hamilton issues and inspects ALL trade permits itself within city limits; nothing routes to the state DLI Building Codes Bureau for in-city work.
- Building Inspector Tim Netzley (880-5832) also appears on the DLI roster as the certified official for neighboring Darby and Stevensville (also Ravalli County) — these are three separately DLI-certified programs sharing the same building official, not a merged jurisdiction. Do not conflate Hamilton's permitting scope with Darby's or Stevensville's.

# Red Lodge

Carbon County · City of Red Lodge Building Division — Building Inspector Brian Hanna; city-certified for Building (B) permits only. Electrical, Plumbing, and Mechanical permits within Red Lodge city limits are issued directly by the Montana Department of Labor & Industry Building Codes Bureau, not the City.

(406) 446-1606 · <https://www.cityofredlodge.net/com-dev/page/building-division> · 23 permitted units/yr

| Permit                                  | Fee                                      | Review timeline                        | Tip                                                                                                                                                                                                                                                                                                |
|-----------------------------------------|------------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Building (New Construction) | No fee published for this permit type    | 5+ business days                       | The Building Department requires 24 hours' notice before each inspection, per the City's own Building Permit Application form.                                                                                                                                                                     |
| Residential Addition / Remodel          | Not offered / not tracked for this city  |                                        |                                                                                                                                                                                                                                                                                                    |
| Electrical                              | \$200                                    | Not published — contact the department | Electrical permits for any Red Lodge address are issued by the STATE Building Codes Bureau in Helena, not the city — mail applications and payment to PO Box 200517, Helena, MT 59620-0517, or apply online at <a href="http://ebiz.mt.gov">ebiz.mt.gov</a> .                                      |
| Plumbing                                | \$25                                     | Not published — contact the department | Plumbing permits for any Red Lodge address (including a simple water heater swap) are issued by the STATE Building Codes Bureau in Helena, not the city — mail applications and payment to PO Box 200517, Helena, MT 59620-0517, or apply online at <a href="http://ebiz.mt.gov">ebiz.mt.gov</a> . |
| Mechanical / HVAC                       | \$48 base tier — full schedule at source | Not published — contact the department | Mechanical permits for any Red Lodge address are issued by the STATE Building Codes Bureau in Helena, not the city — mail applications and payment to PO Box 200517, Helena, MT 59620-0517, or apply online at <a href="http://ebiz.mt.gov">ebiz.mt.gov</a> .                                      |
| Roofing / Re-roof                       | Not offered / not tracked for this city  |                                        |                                                                                                                                                                                                                                                                                                    |
| Solar PV                                | Not offered / not tracked for this city  |                                        |                                                                                                                                                                                                                                                                                                    |

## Good to know

- Red Lodge is a Montana DLI-certified jurisdiction for BUILDING (B) permits ONLY — verified directly against the DLI Building Codes Bureau's own 'Montana Certified Local Government Program' roster PDF (updated 04/22/2026): 'Red Lodge | B | Brian Hanna | 446-1606 | City Limits'. Electrical, Plumbing, and Mechanical permits anywhere within Red Lodge city limits are issued DIRECTLY by the Montana DLI Building Codes Bureau in Helena, not the City — mail to PO Box 200517, Helena, MT 59620-0517, or apply online at [ebiz.mt.gov](http://ebiz.mt.gov).

- In 2022 the Red Lodge City Council adopted the 2021 family of International Codes; Municipal Code § 9-1-1 additionally provides that Red Lodge adopts by resolution whatever IBC/IEBC/IRC edition the Montana DLI has most recently adopted, plus other DLI-adopted codes (UPC, IMC, IFGC, NEC, IECC) deemed appropriate by City Council.

# Sources & verification

Every figure in this guide traces to one of the official sources below, grouped by city.

## Missoula

<https://www.ci.missoula.mt.us/3202/Building-Division>

<https://www.ci.missoula.mt.us/faq.aspx?TID=150>

<https://www.ci.missoula.mt.us/DocumentCenter/View/76104/FY26-Building-MEP-Fee-Schedule>

<https://www.ci.missoula.mt.us/3428/Clean-Energy-Permits-Solar>

<https://www.ci.missoula.mt.us/faq.aspx?TID=136>

## Billings

<https://www.billingsmt.gov/67/Building>

<https://www.billingsmt.gov/661/Applications-and-Forms>

<https://www.billingsmt.gov/DocumentCenter/View/1026/Electrical-Permit-Fees>

<https://www.billingsmt.gov/DocumentCenter/View/1028/Plumbing-Permit-Fees>

<https://www.billingsmt.gov/DocumentCenter/View/1027/Mechanical-Permit-Fees>

<https://www.billingsmt.gov/DocumentCenter/View/6386>

<https://www.billingsmt.gov/DocumentCenter/View/48171/Solar-Photovoltaic-Requirements-2022>

## Kalispell

<https://www.kalispell.com/614/Building>

<https://www.kalispell.com/DocumentCenter/View/7336/Current-Electrical-Fee-Schedulepdf>

<https://www.kalispell.com/DocumentCenter/View/7337/Current-Plumbing-Permit-Fee-Schedulepdf>

<https://www.kalispell.com/DocumentCenter/View/7338/Current-Mechanical-Permit-Fee-Schedulepdf>

<https://www.kalispell.com/DocumentCenter/View/7335/Current-Res-Permit-Fee-Schedulepdf>

<https://www.kalispell.com/DocumentCenter/View/37/Electrical-Permit-Application-PDF>

<https://ecode360.com/42633034>

## Whitefish

<https://www.cityofwhitefish.gov/191/Building-Permits-Inspections>

## Belgrade

<https://www.belgrademt.gov/166/Building>

<https://www.belgrademt.gov/412/Permits>

<https://www.belgrademt.gov/490/Master-Fee-Schedule>

<https://www.belgrademt.gov/DocumentCenter/View/1229/Solar-Checklist>

## Helena

<https://www.helenamt.gov/Departments/Community-Development/Building>

<https://www.helenamt.gov/Departments/Community-Development/Building/Building-Permitting-Applications/Permit-Types>

[https://codelibrary.amlegal.com/codes/helenamt/latest/helena\\_mt/0-0-0-4544](https://codelibrary.amlegal.com/codes/helenamt/latest/helena_mt/0-0-0-4544)

## Great Falls

<https://greatfallsmt.gov/627/Building-Division>

<https://greatfallsmt.gov/969/Residential-Building-Permits>

<https://greatfallsmt.gov/DocumentCenter/View/9952/Resolution---10374>

<https://greatfallsmt.gov/DocumentCenter/View/15007/2026-Current-Permit-Valuations>

<https://greatfallsmt.gov/1080/Accessory-Dwelling-Units-and-Duplexes>

## Sources & verification (continued)

### Polson

<https://www.cityofpolson.com/building>  
<https://www.cityofpolson.com/media/10566>  
<https://www.cityofpolson.com/media/10611>  
<https://www.cityofpolson.com/media/10616>  
<https://www.cityofpolson.com/media/10586>

### Hamilton

[https://www.cityofhamilton.net/departments/building\\_department/index.php](https://www.cityofhamilton.net/departments/building_department/index.php)  
<https://www.cityofhamilton.net/documents/Department/Building%20Department/Permits%20And%20Applications/2023%20Residential%20Building%20Permit%20Application.pdf>  
<https://www.cityofhamilton.net/documents/Department/Building%20Department/Permits%20And%20Applications/Electrical%20Permit%20Application%202021.pdf>  
<https://www.cityofhamilton.net/documents/Department/Building%20Department/Permits%20And%20Applications/2020%20Plumbing%20Permit%20Final.pdf>  
<https://www.cityofhamilton.net/documents/Department/Building%20Department/Permits%20And%20Applications/Mechanical%20Permit%20Application%202021.pdf>  
<https://www.cityofhamilton.net/documents/Department/Building%20Department/Permits%20And%20Applications/2021%20RoofPermitFinal.pdf>

### Red Lodge

<https://www.cityofredlodge.net/com-dev/page/building-division>  
<https://www.cityofredlodge.net/media/13336>  
<https://bsd.dli.mt.gov/building-codes-permits/permit-applications/electrical-permits/>  
<https://bsd.dli.mt.gov/building-codes-permits/permit-applications/plumbing-permits/>  
<https://bsd.dli.mt.gov/building-codes-permits/permit-applications/mechanical-permits/>

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## Every figure in this guide links to a living page.

Fees, timelines, and requirements change. For the current version of every figure in this guide — plus fee-comparison and search tools for all of Montana — visit:

**[permitbase.app/montana](https://permitbase.app/montana)**

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