Elmore County Land Use and Building Department

2280 American Legion Blvd
Mountain Home, ID 83647
Phone: (208) 587-2142
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Fee Schedule

Effective October 15, 2025

LAND USE AND ZONING APPLICATION FEES

*Consultant Fees will be added to all applications listed below.

*PUBLIC HEARING APPLICATIONS AND PERMITS

Comprehensive Plan Amendment	$750
Zoning Ordinance Amendment	$750
Development Agreement	$500 + $500 Deposit
Variance	$400
Conditional Use Permit (CUP)	$400
Conditional Use Permit with Master Site Plan	$400 + $400 Deposit
Extensions of Approval	$250
Vacation (Subdivision or Roadway)	$400 + $10 per lot
Final Plat (Subdivision, PC, PUD, RV, MH)	$900 + $35 per lot
Preliminary Plat (Subdivision, PC, PUD, RV, MH)	$450 + $10 per lot
Request of Cancelation of public hearing	Same as application or permit fees
Amendment of an Application or a Permit	Same as application or permit fees

*PLANNED COMMUNITIES

Pre-Application	$20,000
Application	$80,000
Annual\Biannual review	$5,000
Wildlife Mitigation review	$5,000
Subsequent Revisions (Not Amendment)	$20,000

*PLANNED UNIT DEVELOPMENTS (PUDs)

Pre-Application	$5,000
Application	$10,000
Annual\Biannual review	$2,000
Wildlife Mitigation review	$2,000
Subsequent Revisions (Not Amendments)	$5,000

*ADMINISTRAITIVE DECISIONS

Zoning Permit (ZP)	$50
Accessory Dwelling Unit (ADU) Application	$150
Administrative Decision Application	$150
Administrative Waiver Application	$100
Master Site Plan	$250
Grandfather Rights Application	$150
Farm Development Right Application	$300
One Time Split	$300
Minor Land Division	$400
Boundary Line Adjustment	$250
Hillside Development Application	$300 + $600 Deposit
Surety Agreement Application	$500 + $500 Deposit (Development agreement)

Floodplain Development Permit	$100
Private Road	$300 + $600 Deposit
Private Driveway	$300
Tower Collocation	$250
Temporary Dwelling Unit (Hardship)	$100
Waste Tire Storage Application	$150

*CAFO'S

CAFO, Registering Existing	$150
CAFO, Sitting Permit, Amend	$500 + 0.25AU +P.P.
CAFO, Sitting Permit, New	$500 + 0.25AU +P.P.
CAFO, Transfer Permit	$100

*APPEALS AND RECONSIDERATIONS

Appeal an Administrative Decision to Planning and Zoning Commission	$250
Reconsideration to the Planning and Zoning Commission	$400
Appeal Planning and Zoning Commission Decision to County Commissioners	$800
Reconsideration to the Board of County Commissioners	$800
Contesting Revocation	Same as application

BUILDING PERMIT FEES

All structures over 200 square feet are required to have an Elmore County Building Permit. The building permit fee is calculated by the Elmore County Building Official. The permit fee is based upon the valuation of the structure in accordance with Section 109 of the International Building Code and the International Code Council Building Valuation Data and per project cost outlined in Exhibit B. The Elmore County Building Official requires one set of construction drawings. Building permits are valid ONLY for a total of three (3) years to complete construction. However, if an inspection is not requested within 180 days after issuance of the permit or anytime during the permit when the time between inspections exceeds 180 days it may become voided. The Building Official may grant an extension for this requirement upon written request by the Applicant.

All building permit fee amounts will be rounded up to the next dollar for $.50 and above and will be dropped for $.49 or less. Any decision by the Building Official is subject to appeal to the Elmore County Building Appeal Board.

Appeal to the Building Appeal Board	$250
Agricultural Structure or Building	$150 + $100 (Deposit)
Storage Container Non-Habitable (Each)	$100 + $50 (Deposit)
Plan Review – Residential	$100
Plan Review – Commercial & Industrial	$200
Roof Permit	$150
Manufactured Home Court Construction Permit	$500 + $10 per space
Manufactured Homes/Trailers Placement	$150/Section + $100 (Deposit)
Permanent Foundation Plan Review	$100
Moving Only (out of county/within county)	$100/section
Solid Burning Fireplace Insert (In existing home)	$50 + $50 (Deposit)
Demolition Permit (Dwelling)	$50
Sign Permit (Permanent)	$50
Sign Permit (Temporary)	$25 + $25 (Deposit may be refunded upon removal)

Solar Roof/Ground Installation	$100 + $50 (Deposit)
Temporary Certificate of Occupancy	$150 (Deposit may be refunded upon Final Certificate)
Re-inspection Fees (Beyond 2 failed ones)	$50 (For each inspection)
Swimming Pool (In ground or dwelling)	$100 + $ 50 (Deposit)

BUILDING PERMIT DEPOSITS

Building Permit Deposits are required at the time of permit application and may be refunded after final inspection if no additional county time or resources have been used in excess of normal permit process. The deposit applies to all residential, industrial, and commercial permits, and may be refundable upon completion of construction within required timeframes.

Building Permit Fee Amount:	Deposit Amount:
<$500	$100
$500 - $1,000	$250
$1,000 – $2,000	$500
$2,000 - $3,000	$750
$3,000 - $4,000	$1,000
>$4,000	25% of Building Permit Fee

MISCELLANEOUS

GIS Maps	A-Size $2.00, B-Size $5.00, C-Size $7.50, D-Size $10.00, E-Size $15.00, Larger – Negotiable
GIS Data	To be determined per request
Copies	$0.10 per 8.5 X 11” page after 50 pages
Copies CD Format	$2.50
Zoning & Development Ordinance	Current Cost to Produce
Comprehensive Plan	Current Cost to Produce

OTHER NOTES

Complex projects incurring extra costs, such as multiple public hearings, professional meeting recordation/transcripts, consultants, meeting facilitators, building rental, security services, attorney fees, or any other County expense incurred while processing the application, will be billed at cost on a monthly basis. The Land Use and Building Department will make every effort to inform applicants of these extra costs. However, the Land Use and Building Department will not know the exact cost of these items until they have been incurred. For these projects, the Land Use and Building Department will track actual hours at the following rate:

Director	$42
Building Official	$30
Planner	$30
Admin	$25

The Land Use and Building Director will reserve the right to determine what consultants are required for which applications/permits depending upon the scope of proposal. The County consultant fees are deposit based as listed above, and not associated with the actual costs. County consultant fees will be billed at actual cost and sent to the applicants every month.

- Applications will be put on hold indefinitely if there are any unpaid application related bills.
- Deposits, not utilized during the review process, will be refunded to the applicants.
- Fees can only be waived or reduced by the Elmore County Board of Commissioners.
- Items and fees not listed in this notice are subject to cost to process.

Exhibit B
Building Permit Table For 2021

$500	⇒	$24.00	$26,000	⇒	$401.00	$65,000	⇒	$749.00
$600	⇒	$27.00	$27,000	⇒	$411.00	$66,000	⇒	$756.00
$700	⇒	$29.00	$28,000	⇒	$421.00	$67,000	⇒	$763.00
$800	⇒	$33.00	$29,000	⇒	$432.00	$68,000	⇒	$770.00
$900	⇒	$36.00	$30,000	⇒	$442.00	$69,000	⇒	$777.00
$1,000	⇒	$39.00	$31,000	⇒	$452.00	$70,000	⇒	$784.00
$1,100	⇒	$42.00	$32,000	⇒	$462.00	$71,000	⇒	$791.00
$1,200	⇒	$45.00	$33,000	⇒	$472.00	$72,000	⇒	$798.00
$1,300	⇒	$48.00	$34,000	⇒	$482.00	$73,000	⇒	$805.00
$1,400	⇒	$51.00	$35,000	⇒	$492.00	$74,000	⇒	$812.00
$1,500	⇒	$54.00	$36,000	⇒	$502.00	$75,000	⇒	$819.00
$1,600	⇒	$57.00	$37,000	⇒	$512.00	$76,000	⇒	$826.00
$1,700	⇒	$60.00	$38,000	⇒	$523.00	$77,000	⇒	$833.00
$1,800	⇒	$63.00	$39,000	⇒	$533.00	$78,000	⇒	$840.00
$1,900	⇒	$66.00	$40,000	⇒	$543.00	$79,000	⇒	$847.00
$2,000	⇒	$69.00	$41,000	⇒	$553.00	$80,000	⇒	$854.00
$3,000	⇒	$83.00	$42,000	⇒	$563.00	$81,000	⇒	$861.00
$4,000	⇒	$97.00	$43,000	⇒	$573.00	$82,000	⇒	$868.00
$5,000	⇒	$111.00	$44,000	⇒	$583.00	$83,000	⇒	$875.00
$6,000	⇒	$125.00	$45,000	⇒	$593.00	$84,000	⇒	$882.00
$7,000	⇒	$139.00	$46,000	⇒	$603.00	$85,000	⇒	$889.00
$8,000	⇒	$153.00	$47,000	⇒	$613.00	$86,000	⇒	$896.00
$9,000	⇒	$167.00	$48,000	⇒	$624.00	$87,000	⇒	$903.00
$10,000	⇒	$181.00	$49,000	⇒	$634.00	$88,000	⇒	$910.00
$11,000	⇒	$195.00	$50,000	⇒	$644.00	$89,000	⇒	$917.00
$12,000	⇒	$209.00	$51,000	⇒	$651.00	$90,000	⇒	$924.00
$13,000	⇒	$223.00	$52,000	⇒	$658.00	$91,000	⇒	$931.00
$14,000	⇒	$237.00	$53,000	⇒	$665.00	$92,000	⇒	$938.00
$15,000	⇒	$251.00	$54,000	⇒	$672.00	$93,000	⇒	$945.00
$16,000	⇒	$265.00	$55,000	⇒	$679.00	$94,000	⇒	$952.00
$17,000	⇒	$279.00	$56,000	⇒	$686.00	$95,000	⇒	$959.00
$18,000	⇒	$293.00	$57,000	⇒	$693.00	$96,000	⇒	$966.00
$19,000	⇒	$307.00	$58,000	⇒	$700.00	$97,000	⇒	$973.00
$20,000	⇒	$321.00	$59,000	⇒	$707.00	$98,000	⇒	$980.00
$21,000	⇒	$335.00	$60,000	⇒	$714.00	$99,000	⇒	$987.00
$22,000	⇒	$349.00	$61,000	⇒	$721.00	$100,000	⇒	$994.00
$23,000	⇒	$363.00	$62,000	⇒	$728.00	$100,001	⇒	see below
$24,000	⇒	$377.00	$63,000	⇒	$735.00			
$25,000	⇒	$391.00	$64,000	⇒	$742.00			

$100,001 to $500,000------$994 for the first $100,001 plus $5.60 for each additional $1000 or fraction thereof, to and including $500,000.

$500,001 to $1,000,000--- $3234 for the first $500,001 plus $4.75 for each additional $1000 or fraction thereof, to and including $1,000,000.

$1,000,001 and up---------$5609 for the first $1,000,001 plus $3.15 for each additional $1000 or fraction thereof.