

CONDOMINIUM REVIEW REQUIRED MATERIALS

APPLICATION SETS

One set is required that include 1 copy of every item below bound or folded into 8½ x 11 or 8½ x 14 sets

- Complete and signed development review application form A1.
- Plan sets that include all required items listed on the condominium review checklist listed below.

Standard application sets required plan sizes: Plans may be 24 x 36 inch or 11 x 17 inch or 8 1/2 x 11 inch in size depending on project type. Larger, more complex projects may require larger plans.

STATUTE

The 2007 Montana Legislature passed Senate Bill 527 which became law on April 17, 2007 and took effect immediately. The bill requires all condominiums to be reviewed as subdivisions unless certain exempting criteria are satisfied. The final text is as follows:

76-3-203 Exemption for certain condominiums. Condominiums constructed on land subdivided in compliance with Parts 5 and 6 of the Montana Subdivision and Platting Act, or on lots within incorporated cities and towns, are exempt from the provisions of the Montana Subdivision and Platting Act if:

- (1) The approval of the original subdivision of land expressly contemplated the construction of the condominiums and any applicable park dedication requirements in 76-3-621, MCA are complied with; or
- (2) The condominium proposal is in conformance with applicable local zoning regulations when local zoning regulations are in effect.

APPLICATION FEE

- Base fee \$184

CONDOMINIUM REVIEW CHECKLIST

1. Location map, including area within one-half mile of the site and north point indicator.
2. Boundary line of property with dimensions.
3. Date of plan preparation and changes.
4. Suggested scale of 1 inch to 20 feet, but not less than 1 inch to 100 feet.
5. Parcel size(s) in gross acres and square feet.
6. Number of units.
7. Building History: Narrative that includes date of construction for all buildings, zoning file number (if there is a related site plan approval for the development) and any supporting documentation.
8. Unit Ownership Act: Demonstrate compliance with all provisions of the Unit Ownership Act, Section 70-23-102 et seq., MCA and all regulations adopted pursuant thereto.
9. One copy of the original signed Condominium Association: Bylaws, covenants, conditions and restrictions for the condominium development. Refer to Chapter 38.220 of the BMC.
10. Violations to the Bozeman Municipal Code: Demonstrate that violations have been corrected.
11. Parkland Dedication: Demonstrate that requirements under Chapter 38.420.020 BMC have been met.
12. Floor plans.
13. Site Plan: Including building(s) footprint(s); parking and circulation; existing landscaping and trash enclosure (if applicable).

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Required Forms:	A1	Recommended Forms:	Required Forms:		

CONTACT US

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