

- .7 Cash donation in-lieu of land dedication must be equal to the fair market value of the amount of land that would have been statutorily required to be dedicated. For the purpose of these regulations, the fair market value is the value of the unsubdivided, unimproved land based upon the zoning designation that will apply to the proposed subdivision (i.e. the existing zoning, if the subdivision application is not accompanied by a rezoning request or the new proposed zoning if the subdivision application is accompanied by a rezoning request). Fair market value must be determined by a Montana State certified general real estate appraiser (as provided under MCA 37-54-201 et seq) hired and paid for by the subdivider.
- A.** For major subdivisions, a copy of the Summary Appraisal Report must be provided to the City Council for calculating the cash-in-lieu donation prior to final plat approval.
 - B.** For minor subdivisions, a copy of the Summary Appraisal Report or a Restricted Use Appraisal Report must be provided to the City Council for calculating the cash-in-lieu donation prior to final plat approval.
 - C.** For purposes of these regulations, appraisals are valid only if prepared within six months of the date that a complete final plat application is submitted for approval.