

# How Much Does a CMMS Cost?

2024 Pricing Guide



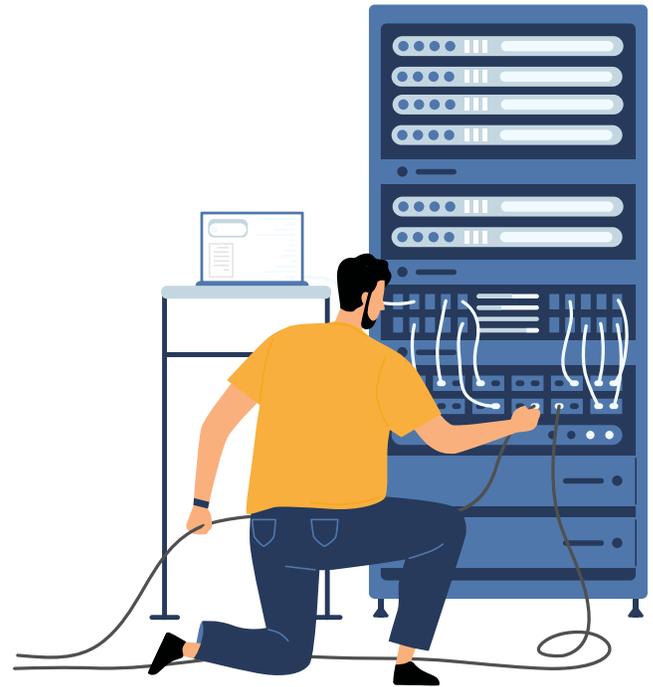
# How Much Does a CMMS Cost?

## 2024 Pricing Guide

Pricing is an important consideration for businesses that want to invest in a computerized maintenance management system (CMMS). These companies want to maintain their equipment and facilities without breaking the bank.

Some CMMS vendors provide extensive pricing details publicly, while others ask for specific company info before offering a price quote.

To simplify the process, we've put together this comprehensive pricing guide with standard pricing models, additional costs to consider and examples of popular CMMS vendor pricing.



## What is a CMMS?



A **CMMS software** helps businesses streamline maintenance operations by tracking equipment, inventory and labor. Staff can manage work orders and develop preventive and predictive maintenance programs. The software can also reduce equipment downtime and maintenance costs, as well as improve asset life.

CMMS solutions include several standard features:

**Asset management** – Asset management lets companies track physical and fixed assets, such as equipment, machinery, vehicles and buildings. For each asset, a CMMS can record and store the purchase date, price, serial number, technical specifications, manual, warranty, location, condition, safety permit and maintenance history. The feature also lets companies organize assets by type, department and other categories.

**Inventory management** – Inventory management helps companies make sure that inventory, spare parts and maintenance tools are available when repairs are needed. The feature can monitor the quantity of spare parts, alert maintenance of low levels and automatically order new supplies. It also records and stores info for each item, such as type, model number, date of purchase, price, supplier, location and warranty.

**Work-order management** – Work-order management streamlines maintenance tasks, such as inspections and repairs. Customers and employees can submit maintenance requests through an online form or directly through the system. Managers can prioritize work orders, schedule repairs and assign tasks to specific employees. For each work order, the software can track the service technician, equipment issues, repair history, amount of downtime and cost of repair. Some CMMS solutions can even make recommendations for future maintenance steps.

**Preventive maintenance** – Preventive (or preventative) maintenance helps companies develop a routine maintenance schedule based upon machine usage or time. Equipment is regularly serviced before a breakdown happens. Some CMMS solutions also offer a library of common preventive maintenance tasks and procedures.

**Predictive maintenance** – **Predictive maintenance** analyzes machine conditions to predict potential machine breakdowns. The feature integrates with condition-based monitoring devices that track noise, vibration, temperature, corrosion, voltage, pressure and flow. If any condition goes beyond an acceptable range, the software can automatically trigger an alert and generate a work order.

**Mobile access** – **Mobile access** lets maintenance workers in the field view equipment info and work orders via a smartphone or tablet. Users can take photos of equipment and repair progress, request help and order spare parts. Some CMMS solutions can also scan QR codes or bar codes on equipment or inventory to display info.

**Scheduling** – Scheduling functions let companies assign maintenance tasks based upon worker availability and predictive or preventive maintenance programs. The software can also alert users when maintenance is due based upon government regulations, industry estimates or manufacturer guidelines.

**Reports and analytics** – Reports and analytics help companies generate audit-ready reports to demonstrate compliance with safety and environmental regulations. CMMS software also gives management analytical tools to understand key performance indicators (KPIs) for equipment productivity, maintenance labor costs and **return on investment**.



## CMMS Pricing Models

CMMS vendors generally price their software based on deployment method, number of users and level of features. Here are the three most common pricing plans:



**Per user, per month subscription plan** – Because most maintenance workers are in the field, CMMS solutions are usually deployed through the cloud with mobile-friendly interfaces. Accordingly, CMMS vendors typically charge companies through a software-as-a-service (SaaS) pricing model. In a per user, per month subscription plan, companies only pay for the number of employees that actually use the software.

These plans often come in various tiers depending on the level of features and types of users, such as technicians, managers and system admins. For example, a technician may need work order management functionality, but not business analytics. A manager, on the other hand, might need both features.

This option is best for small companies with basic operations and a limited number of users. Some plans also provide a maintenance portal where anyone can submit a work order request.



**Per month subscription plan** – A per month subscription plan generally includes a maximum number of users and worksites, as well as a certain set of features. Some companies may offer an unlimited number of users, which can be cost-efficient if you have many employees that need access to the software.

Businesses with extensive operations and a large number of users and worksites benefit the most from a per month subscription plan. Vendors may offer discounts for companies that pay up front at the beginning of each year, instead of monthly. In addition, some plans let you increase the number of supported worksites for a small subscription fee.



**One-time perpetual licensing fee** – Companies that need significant customizations and want to deploy the CMMS solution on-premise can pay a one-time perpetual licensing fee. This option typically grants access for an unlimited number of users and worksites.

The perpetual licensing fee is much higher than a subscription fee and paid as a lump sum during implementation. In addition, the fee generally doesn't include future software upgrades.

## Additional Costs to Consider

Businesses looking for a CMMS solution should consider additional costs beyond the subscription or licensing fee. Here are some expenses to keep in mind:

**Implementation** – Implementation costs depend on the vendor and deployment type (cloud or on-premise). Expenses include consultants, hardware installation, software customization, data migration and integration with third-party software (e.g., enterprise resource planning systems) or equipment monitoring devices, such as Internet of Things (IoT) devices.

**Training** – Most vendors include some web-based training services for free, but in-person training may require an extra fee or a purchase of the highest tier pricing plan.

**Support** – Basic support (e.g., knowledge base, email support) is generally included in subscription plans. However, vendors may only provide priority support or access to a dedicated customer service manager with more expensive feature packages.

**Maintenance** – CMMS software often requires ongoing maintenance, including updates, patches and upgrades. For companies that purchase a perpetual license, upgrades typically require an additional fee. Maintenance is usually included or less expensive with subscription pricing.

## CMMS Vendor Pricing

We've compared pricing for many popular CMMS solutions. Note that some vendors don't list pricing details on their website, so you'll need to contact them directly for a quote.

**eMaint CMMS** is a configurable cloud-based platform that can be run from multiple locations. There are three different pricing plans.

The Team plan is \$69 per user, per month (three users max). The Professional plan costs \$85 per user, per month (three users minimum). The Enterprise plan requires a custom quote (five users minimum).

**eWorkOrders** is a modular cloud-based CMMS with monthly plans starting at \$35. Prices increase based on the number of modules purchased. Contact the vendor for a specific price quote.

**Fiix** is a full-featured CMMS solution with three pricing tiers.

The Basic plan costs \$45 per user, per month and includes standard features and mobile access.

The Professional plan is \$75 per user, per month and offers advanced functionality, the Fiix Foresight feature, a custom report builder and company branding.

The Enterprise plan requires a custom price quote, so contact the vendor directly. Companies can also use a Free Tier, which allows users to track assets, plan preventive maintenance, and create and edit work orders.

**Hippo CMMS** offers free technical support, software updates and data storage with daily backup for all three of its pricing plans. Hippo Starter is \$35 per user, per month and requires a two-user minimum. Hippo Plus is \$55 per user, per month and also requires a two-user minimum. Hippo Pro is \$75 per user, per month and has a three-user minimum.

**IBM Maximo** is an EAM solution that uses machine learning and IoT data to help companies manage their assets' lifecycle. There's a choice of three deployment options. First, the Maximo Application Suite that can be deployed in the cloud, on premise or a hybrid of both. In addition, there's a SaaS-only version, Maximo Application Suite as a Service, that's hosted on Amazon Web Services. Finally, there's Maximo Application Managed Services that's hosted on IBM Cloud. Pricing is not available for any of these options, so contact IBM directly for a quote.

**iMaint** is a CMMS and EAM solution with three pricing plans.

The Online Small Business plan starts at \$79 per user, per month for online and mobile access and one worksite for up to five users. The Online Enterprise plan ranges from \$60 to \$110 per user, per month and can accommodate up to 200 users. The On-Premise plan starts at \$9,995 for a one-time licensing fee to deploy the software on-premise for an unlimited number of worksites and users.

**Limble CMMS** offers a free plan and three paid plans (billed annually).

The free plan (Basic) includes limited features, such as unlimited work orders and assets, real-time communication and one month of advanced analytics. The Standard plan costs \$28 per user, per month and adds on unlimited work requests, unlimited recurring work orders, unlimited custom dashboards and three months of advanced analytics, among other features. The Premium+ plan costs \$69 per user, per month and

adds on unlimited advanced analytics, parts inventory management, time and cost tracking and a dedicated success manager, among other features. The Enterprise plan comes with even more advanced and custom features, and pricing is available by quote.

**Maintenance Pro** is a CMMS solution developed by Innovative Maintenance Systems (IMS). It has two pricing plans.

The Deluxe package includes a maintenance calendar, the ability to itemize parts, email notifications, document attachments, photo storage and more. The Professional package provides greater functionality for managing work orders, inventory and labor. Both plans requires a price quote.

There's also a cloud-based version that starts at \$30 per month.

**ManagerPlus** has two pricing plans. The Advance plan includes many features, such as asset management, inspection management, request management (with unlimited requestors), business intelligence, barcode printing, a parts list, inventory counts and access to a self-paced learning center. The Power plan includes all of the features of the Advance plan, plus advanced asset management, advanced inventory management features, API access, out-of-the-box integration, feature marketplace, connectors, multi-site toolkit, a planning and assignment board, a sandbox for testing and unlimited parts storage location.

Note that each plan accommodates a single technician and up to five operators. Pricing is based on a per-user, per-month strategy and is available as a custom quote. And if a company wants to include more users to its account, ManagerPlus offers additional licensing options for named users, mobile users and operators.

**Mapcon** is a customizable and scalable CMMS that comes in two versions.

Mapcon Lite starts at \$35 per month for a cloud deployment or \$595 for a one-time, on-premise licensing fee. Mapcon Pro is \$69 per month (cloud) and \$1,200 (on-premise). Note that pricing is based on concurrent number of users and increases with the purchase of advanced modules.

**Maxpanda** is a dedicated web-based CMMS solution with six pricing plans. It accommodates unlimited users, and there's an additional \$1 setup fee.

The new Beginner plan is for users that only need to oversee a single site. It costs \$1 per month and includes 1 GB of storage, up to 15 new work orders per month and basic reporting features.

The Starter plan costs \$129 per month (\$118 per month billed annually) for five sites and 100 work orders per month.

The Enhanced plan is \$219 per month (\$200 per month billed annually) for 15 sites and 200 work orders per month.

The Standard plan costs \$279 per month (\$255 per month billed annually) for 25 sites and 350 work orders per month.

The Professional plan is \$329 per month (\$300 per month billed annually) for 50 sites and 500 work orders per month.

And the Enterprise plan accommodates 100 sites and unlimited work orders. Prospects interested in this plan will need to contact Maxpanda for a custom price quote.

**MicroMain** is a CMMS solution that can be deployed through the cloud or on-premise. Cloud deployments cost \$99 per admin license and \$45 per technician license. Contact the vendor directly for an on-premise license quote.

**MPulse** can be deployed in the cloud or on-premise. Its cloud version has three pricing plans. The Professional Edition costs \$80 per user, per month, the Advanced edition is \$100 per user, per month, and the Enterprise edition costs \$130 per user, per month. Companies that want on-premise deployment can contact MPulse directly for a quote.

**UpKeep** is a scalable CMMS designed for mobile devices. The vendor has four pricing options.

The Lite plan costs \$20 per user, per month and includes basic features, such as unlimited work orders, preventative maintenance, asset management, custom tasks, and 24/7 support (phone, email, chat).

The Starter package is \$45 per user, per month and adds on preventative maintenance optimization, custom checklists, inventory management, time tracking and 30-day analytics and reporting.

The Professional package is \$75 per user, per month and includes a customizable work request portal, advanced reporting and signature capture.

The Business Plus package adds on workflow automation, tracking features, API integrations and purchase order management. Pricing is no longer publicly available, so please contact the vendor directly for a quote.

**Web Work Azzier** is a cloud-based CMMS solution that's accessible from any PC, tablet, or mobile device on any web browser. It has three editions.

The Azzier Foundation edition costs \$59 per user, per month for up to five users. It includes work order management, asset management, inventory management, reporting and analytics, Azzier design tools, the OpsApp mobile app and live chat support.

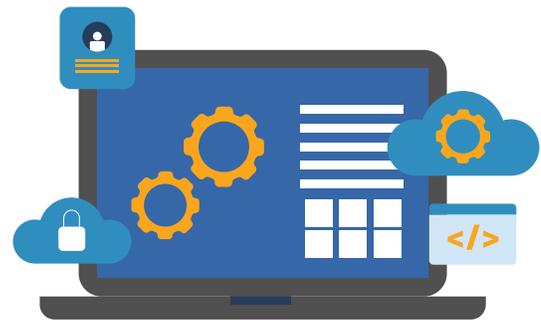
The Azzier Advanced edition is available for up to 25 users and uses the per-user, per-month strategy. However, prospects will have to contact the vendor for a quote. The Advanced edition adds on a reliability center, dashboard analytics, advanced procurement, email notifications, the Azzier Support Center (phone, email and live chat support) and a sandbox site for testing features.

The Azzier Enterprise edition accommodates unlimited users and includes all of the features of the Advanced edition, plus integration with third-party software via API, Microsoft Power BI Connect, resource scheduling, project management, document management and a query/view design tool. Pricing for this edition is available by quote.

## Bottom Line

Many of the CMMS vendors listed here have packages with multiple tiers of users and features. A few offer perpetual licensing for a one-time fee.

When selecting CMMS software, make sure to consider how many employees need access and which features they'll use.



If you'd like to compare solutions, take a look at our [reviews for over 50 CMMS vendors](#).

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