



New Housing Fee Report

City of Eau Claire

Community Development Department

Introduction

In 2018, the Wisconsin Legislature enacted Act 243 requiring municipalities in Wisconsin to complete a New Housing Fee Report no later than January 1, 2020. This requirement was created within Wisconsin Statute 66.10014. Under Act 243, the New Housing Fee Report must identify the amount of any of the following municipal fees imposed on new residential construction, remodeling or development:

- Building Permit Fee
- Impact Fee(s)
- Park Land Fee
- Land Dedication Requirement or Fee in lieu of Land Dedication
- Plat Approval Fee
- Stormwater Management Fee
- Water and Sewer Connection Fee

Act 243 provided a formula to calculate municipal development fees including, “the total amount of fees that the municipality imposed for purposes related to residential construction, remodeling, or development in the prior year (2018) and an amount calculated by dividing the total amount of fees under this paragraph by the number of new residential dwelling units approved in the municipality in the prior year.”¹ It’s important to note that the total fees collected under statute including remodeling, but under the statutory formula, the total fees collected are to be divided by only the new residential dwelling units approved.

Analysis

The City of Eau Claire Community Development staff reviewed the 2018 permit data provided through our records. For 2018, the City of Eau Claire permitted 251 new housing units, including 83 new single-family units, 50 condominium units, 24 duplex units, 94 apartment units. Considering the existing housing stock within Eau Claire, it’s important to note the housing units that obtained residential addition or remodeling permits, which under the statutory language are to be included in the total fee amount, but not in the number of residential units in the formula.

¹ Housing an Local Regulation of Property Development, Wis. Stats. .s. 66.10014 updated 2017-2018 and certified under s.35.18 <https://docs.legis.wisconsin.gov/statutes/statutes/66/x/10014>

A summary and analysis of the permits, fees, and average permit fee per unit charged by the City of Eau Claire is below:

Residential Development		
2018		
List of Permits	Units	Fees
New Residential	251	\$150,626
Residential Addition or Remodel	694	\$231,699
Impact Fees	-	\$0
Park Land Fee (Land Dedication or Fee in Lieu)	-	\$0
State Permit Seal	157	\$3,237
Certified Survey Map	-	\$400
Subdivision Plat	-	\$6,560
Condominium Plat	-	\$460
Storm Water Mangement Fee	-	\$0
Water and Sewer Connection Fee	157	\$6,437
Total 2018 Fees		\$396,192

Total Fees (including addition/remodeling)	\$396,192	
2018 Units (new construction only)		251
2018 Fees per Unit (new construction only)	\$1,578.45	
2018 Units (new construction & addition/remodeling)		945
2018 Fees per Unit (including additon/remodel units)	\$419.25	

As noted in the table above, the average fee per residential unit if not including the remodeling units but including the remodeling fees as prescribed under state statue, is \$1,578.45 per unit. The average fee per unit if including the remodeling fees and remodeled units is \$419.25 per unit.

Conclusion

The building permit fees do add a cost to the overall price of housing units within the City of Eau Claire. However, the permit fees are by no means out of line with other development costs to similar sized cities in the state. The relatively small average permit fees are in place to cover the time for Eau Claire employees to properly review the plans and inspect the new or remodeled or addition to the homes to ensure compliance with building codes and to preserve life, health, and safety of the community. In the case of Eau Claire, which does not have impact fees nor parkland dedication fee, staff will continue to monitor the fee schedule accordingly.

BUILDING PERMIT FEE SCHEDULE

Fees for One and Two-Family Dwellings

Plan examination – new 1 & 2 family dwellings.....	\$ 99.00
Plan examination – additions & alterations.....	\$ 30.00
Permit to start (footing & foundation).....	\$ 104.00
New/Addition	\$.18/sq. ft.
(Minimum fee of \$271.00 for new, \$61.00 for additions)	

Alterations/Repair/Remodeling

\$5.50/\$1,000 or fraction of estimated cost of project.....	\$0 - \$60,000
\$5.00/\$1,000 or fraction of estimated cost of project.....	\$60,001 - \$100,000
\$4.25/\$1,000 or fraction of estimated cost of project.....	\$100,001 - +
(Minimum fee of \$31.00)	

Attached Garage (minimum fee of \$38.00)	\$.14/sq. ft.
Re-roofing (under 200 sq. ft. – no permit required)	\$ 21.00
DILHR Permit Seal.....	\$ 39.00
Grade Setting (sidewalk grade).....	\$110.00
Erosion Control	\$ 83.00
Certificate of Zoning Compliance	\$190.00
Certificate of Zoning Compliance – Additions/Accessory (200 sq. ft. +) ...	\$ 30.00

All Other Uses

Group I – Residential Uses, Apartments/Condominiums, Three-Family and Over, Row Houses, Multiple Family Dwellings (includes additions to pre-1980 1 & 2-family homes).

New and Additions	\$.18/sq. ft.
(Minimum fee of \$272.00 new and \$61.00 additions)	

Group II – Industrial, Machine Shop, Public Works and Utilities, and all other non-residential uses not listed in other groups. New and additions.....

	\$.18/sq. ft.
(Minimum fee of \$272.00 new and \$61.00 additions)	

Group III – Warehouse, Mini-Warehouse, Freight Terminal, Storage Building, Building Shell and Parking Garage

0 – 10,000 sq. ft.....	\$.17/sq. ft.
10,001 sq. ft. - +	\$.14/sq. ft.
(Minimum fee of \$121.00 new and \$61.00 additions)	

Group IV – Office, Professional, Clinic, Hotel/Motel, Retail, School and Other Educational, Laboratory, Church and other Religious, Funeral Home, Library, Assembly Hall, Amusement, Social and Recreational. New and Additions.....

	\$.19/sq. ft.
(Minimum fee of \$272.00 new and \$73.00 additions)	

Group V – Hospital, Institutional, Nursing Home, Restaurant, Tavern, Repair Garage, Service Station, Convenience Store \$.20/sq. ft
 (Minimum fee of \$272.00 new and \$73.00 additions)

Group VI – Structures other than buildings:
 \$0 - \$5,000 valuation..... \$ 42.00
 \$5,001 valuation - + \$111.00

Private Attached Garages, Detached Garages, Accessory Building and Agricultural Buildings that are exempt from certain building codes by Wisconsin Statutes. *(Permit fees for agricultural building not exempt from these codes will fall under Group II, III, IV Or V, depending on use of building.)*
 0 – 2,000 sq. ft..... \$.14/sq. ft.
 2,001 - + \$.07/sq. ft.
 (Minimum fee of \$38.00 garages, \$30.00 accessory)

Alterations/Repair/Remodeling
 \$6.00/\$1,000 or fraction of estimated cost of project..... \$0 - \$60,000
 \$5.50/\$1,000 or fraction of estimated cost of project..... \$60,001 - \$100,000
 \$4.50/\$1,000 or fraction of estimated cost of project..... \$100,001 - +
 (Minimum fee of \$31.00)

Plan Examination for additions and alterations to 1 & 2-family dwellings..... \$ 30.00
 (Fee may be waived for additions and altered spaces of less than 200 sq. ft.)

Re-roofing (under 200 sq. ft – no permit required) Residential... \$ 21.00
 Commercial/Industrial ... \$ 31.00

Wrecking (per building) – (If under 200 sq. ft. – no permit is required)
 Accessory..... \$ 25.00
 Residential \$ 66.00
 Commercial/Industrial..... \$121.00

Erosion Control \$ 83.00
 Grade Setting (sidewalk grade)..... \$110.00
 Permit to Start Construction – Footing & Foundation \$104.00
 Parking Surface Permit \$ 25.00
 Certificate of Zoning Compliance
 Principal Use \$190.00
 Accessory use in excess of 100 sq. ft. \$ 30.00
 Additions in excess of 100 sq. ft. \$ 30.00
 Retaining Wall..... \$ 21.00

A building containing multiple uses shall be charged per the applicable use rate. Fees will be doubled on all projects if work is commenced prior to obtaining a permit or other City Inspection Office approvals.

Building inspectors in-office hours are: Monday through Friday, 8-9 a.m., 1-2 p.m. and 4-5 p.m.