



City of La Crosse, Wisconsin

# NEW HOUSING FEE REPORT

For Wisconsin Act 243, Wis. Stat. 66.10014

Final Draft



## INTRODUCTION/ PREFACE

This report is prepared under the requirements of 2017 Wisconsin Act 243, Wis. Stat. 66.10014 covering the New Housing Fee Report.

### Housing Fee Report

#### 2019 Residential Construction

The City utilizes Energov software to track all permitting in the City, allowing officials to summarize annual data and provide reports on permitting activity. Annually, the Department of Buildings and Safety provides a report detailing permitting activity including the number of new residential units constructed.

The following is a summary of 2019 residential construction through November 20, 2019 since this report is due January 1, 2020, takes some time to complete and the final numbers for the year will not be compiled until after December 31 when all records are available.

#### **New Dwelling Units through November 20, 2019:**

35 New Single-Family Permits (35 units)  
2 New Duplex Permits (4 units)  
6 New Multi-Family Permits (56 units)  
2 New Mixed-Use Permits (50 units)

**Total = 145 units**

#### **New Residential Parcels Created by Subdivision through November 20, 2019:**

**Total: 7**

*Note: While the 2019 Planning Commission records do not indicate any new subdivisions resulting in new parcels for residential construction, many of the above stated new dwelling units were placed on parcels that had been subdivided or prepared for development in previous years such as Waterview Subdivision, The Naval Reserve Development or replacement home parcels where an obsolete building was removed and replaced.*



Types of Residential Construction Fees

The following residential construction related fees are listed in the City’s fee schedule on the City’s website both on the Fire Prevention and Building Safety Page under Important Links/Fees:

**Residential**

Building Construction

\$0.34 per square foot with a minimum cost of \$57, plus Property Records Maintenance Fees.

Plan Review Fees

- New One and Two Family Dwellings: \$46
- Additions/Alterations to Existing
- One and Two Family Dwellings: \$18
- HVAC: \$34

Flat Fee Permits

	Permit Fee	Property Records Maintenance Fee	Total Fee
Re-Roof	\$34	\$23	\$57
Wooden Patio Deck	\$34	\$34	\$68
Swimming Pool	\$34	\$23	\$57
Residential Yard Shed	\$34	\$34	\$68
Wrecking/Razing	\$34	\$23	\$57
Detached Residential Garage	\$57	\$34	\$91
Fence	\$34	-	<b>\$34</b>

**Commercial, Industrial and Institutional**

Building Construction

\$0.61 per square foot with a minimum cost of \$57 and a maximum cost of \$46,300.

Plan Review Fees

- Projects without State Review: \$115
- Projects with State Review: \$57

Miscellaneous Building Permits

- Airport Height Permit: \$46
- Certificate of Occupancy/Compliance: \$34
- Parking Lot Permit: \$46



- Re-Inspection Fee: \$57  
*For missed appointments or for non-compliance with Inspector's orders.*

Land Disturbance Permit Fees - "Erosion Control"

- Up to 0.5 Acre site with slope not greater than 20%: \$69
- Sites greater than 0.5 Acre or greater than 20% slope: \$138
- Utility Installer Annual Fee: \$2001

**Electrical Permit Fees**

Permit fees shall be based upon the physical value of the work to be done as determined by the Fire Department – Bureau of Fire Prevention and Building Safety on the basis of current costs in the amount established by resolution.

Valuation of Work	Fee
Up to \$800	\$28.00
\$801 to \$2,000	\$44.00
\$2,001 to \$3,000	\$80.00
\$3,001 to \$4,000	\$96.00
\$4,001 to \$5000	\$112.00
\$5,001 to \$6,000	\$120.00
\$6,001 to \$7,000	\$136.00
\$7,001 to \$8,000	\$144.00
\$8,001 to \$9,000	\$160.00
\$9,001 to \$10,000	\$176.00
\$10,001 to \$50,000	\$192.00 + \$6.40 for each additional \$1,000 or fraction thereof
\$50,001 or greater	\$400.00 + \$4.00 for each additional \$1,000 or fraction thereof

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Additional permit fees for fire alarm system components are required as established by resolution.

- Plan Review:
 

Number of Components	Fee
1 to 10	\$75.00
11 or more	\$75.00 + \$4.00 each

- Acceptance Test:

Number of Components	Fee
1 to 10	\$100.00
11 to 50	\$200.00



51 to 100	\$300.00
101 or more	\$400.00

In addition to the above permit fees, for all additions, alterations and services to existing buildings and structures, record fees are required as established by resolution.

- 1- and 2- family and multifamily dwellings: \$10.00 each unit
- Commercial and industrial buildings: \$20.00

**HVAC Permit Fees**

- HVAC Plan Review Fee: \$34.00
- 1 & 2 Family Furnace Replacement: \$35.00
- 1 & 2 Family Central Air Replacement: \$35.00

Other HVAC Work

Valuation	Fee
Up to \$5,000.00	\$50.00
\$5,000.01 to \$10,000.00	\$50.00 Base Fee plus \$6.40 for each additional \$1,000.00 valuation or part thereof
Greater than \$10,000.00	\$50.00 Base Fee plus \$5.00 for each additional \$1,000.00 valuation or part thereof

**Plumbing Permit Fees**

Permit fees shall be based upon the physical value of the work to be done as determined by the Fire Department – Division of Fire Prevention and Building Safety on the basis of current costs in the amount established by resolution.

Valuation of Work Fee

Up to 2,000	\$30.00
2,001 to 5,000	\$30.00 + \$20.00 for each additional \$1,000.00 or fraction thereof
5,001 to 10,000	\$120.00 + \$14.00 for each additional \$1,000.00 or fraction thereof
10,001 to 50,000	\$190.00 + \$6.40 for each additional \$1,000.00 or fraction thereof
50,001 or greater	\$400.00 + \$12.00 for each additional \$1,000.00 or fraction thereof

Flat/fixed fees (no record maintenance fees required)

New Sewer Connection	\$40.00
Sewer Relay	\$32.00
New Water Connection	\$40.00
Water Relay	\$32.00
Cut and Cap	\$30.00



In addition to the permit fee, for all additions or alterations, record maintenance fees are required as established by resolution.

- 1- and 2-family and multifamily dwellings \$10.00 each unit
- Commercial and industrial buildings \$20.00

### Property Records Maintenance Fees

Service charges for inspections and appraisal of new construction, remodeling and additions by the City Assessor's Office shall be in accordance with the following chart:

Permit Type	Residential/Agricultural up to 3 Dwelling Units:  Each Unit	Residential Condominiums 4+ Units:  Each Building		Multi-Family Residential 4+ Units:  Each Building		Commercial, Industrial, Institutional Buildings	
		Base	EA Unit	Base	EA Unit		
		A	New Residential Dwellings	231	463		115
B	New Commercial Buildings						\$.034/SF (\$578 min)
C	Structural Addition	92		92		92	\$.034/SF (\$173 min)
D	Structural Alteration	92		92		92	\$.034/SF (\$115 min)
E	Non-structural Alterations: Tenant Buildout; Finished Basement	92		92		92	\$.034/SF (\$115 min)
F	Accessory Structures (garages, sheds, etc.)	34		34		34	57
G	Porch, Deck, Patio, Canopy, Gazebo	34		34		34	34
H	Plumbing	10		10		10	20
I	HVAC Addition/Upgrade	10		10		10	20
J	Electrical Addition/Upgrade	10		10		10	20
K	Fireplace	10		20		20	20
L	Roofing; Sign	23		23		23	23
M	Swimming Pool	23		23		23	23
N	Building Demolition/Move Offsite	23		23		23	23

### Gas Contractor License Fees

Application and Test Fee: **\$20.00**

Class "A" Gas Contractor (Annual): **\$80.00**

Class "B" Gas Contractor (Annual): **\$80.00**

Class "C" Gas Contractor (Annual): **\$20.00**

### Gas Contractor License Reinstatement Fees (in addition to the annual license fee)

Class "A" Gas Contractor Reinstatement: **\$32.00**

Class "B" Gas Contractor Reinstatement: **\$32.00**

Class "C" Gas Contractor Reinstatement: **\$20.00**

### Additional Fees Related to Development (City of La Crosse Clerk Department Web Page)



Form	Code Section	Fee	Comment
<a href="#">Board of Zoning Appeals - Request for Variance</a>	Ch. 115 Art. II, Div. 2	\$250 - thru Dec 31 \$300 - effective Jan 1	Appeal Hearing Filing Deadline
<a href="#">Certified Survey Map</a>	Ch. 113 Art. 1	\$100 First App - thru Dec 31 \$ 50 Reapp - thru Dec 31  \$200 First App - effective Jan 1 \$100 Reapp - effective Jan 1	Approved by Council Filing Deadline
<a href="#">Conditional Use Permit</a>	Ch. 115 Art. VI Sec. 115-342	\$450	Public hearing Approved by Council Filing Deadline
<a href="#">Limited Exemption for Construction Noise</a>	Sec. 32-134 (b)	\$100 - thru Dec 31 \$200 - effective Jan 1	Bd of Public Works Hearing Filing Deadline
<a href="#">Neighborhood Quiet Zone</a>	Sec. 32-137	\$100 - thru Dec 31 \$150 - effective Jan 1	Approved by Council 51% Property Owner Approval Filing Deadline
<a href="#">Notice of Liability Claim</a>		NA	
<a href="#">Petition for Amendment (Re-Zoning)</a>	Ch. 115 Art. II, Div. 3 Sec. 115-83	\$450	Public hearing Approved by Council Filing Deadline
<a href="#">Planned Development District and Traditional Neighborhood District</a>	Ch. 115 Art. IV Sec. 115-156	\$700	Public hearing Approved by Council Filing Deadline
<a href="#">Plat Submittal</a>	Ch. 113 Art. II	\$500 Prelim \$200 Final \$100 Re-app	Checklist by Engineer Dept Approved by Council Filing Deadline
<a href="#">Request for Exception to Multi-Family Housing or Commercial Design Standards</a>	Ch. 115 Art. VII Div. 3 MFHDS Div. 4 CDDSS	\$300	Design Review Meeting Approved by Council Filing Deadline
<a href="#">Request for Exception to Standards - Minimum Height</a>	Sec. 115-390(1)(e)	\$100	Approved by Council Filing Deadline

**2019 Revenues from Residential Construction Fees (through November 20, 2019)**

Total Permit Fees related to Residential Construction Permitting

<i>Land Disturbance Permit</i>	\$2,001.00
<i>Residential Building Permit</i>	\$106,400.62
<i>Residential Plan Review</i>	\$1,518.00
<i>State Seal</i>	\$1,178.00



2020

<i>Records Fee</i>	\$14,117.00
<b>TOTAL</b>	<b>\$125,214.62</b>

New residential mechanical permit fees is:

<i>Electrical Permit Fee</i>	\$6,397.20
<i>HVAC</i>	\$2,652.60
<i>Plumbing Permit Fee</i>	\$6,837.50
<i>Plumbing – Sewer – Connect</i>	\$920.00
<i>Plumbing – Sewer – Relay</i>	\$32.00
<i>Plumbing – Storm – Connect</i>	\$40.00
<i>Plumbing – Water – Connect</i>	\$880.00
<i>Plumbing – Water – Relay</i>	\$96.00
<i>Fire Sprinkler Permit</i>	\$3,975.00
<b>TOTAL</b>	<b>\$21,830.30</b>

**Grand total of \$147,044.92.**

**2019 Revenues from Residential \*Development Fees (through November 20, 2019)**

Total Permit Fees related to Residential Development (partially) = **\$14,300.00**

*\*Includes:*

- Subdivisions (\$700.00)
- Rezoning (\$6,400.00)
- Conditional Use Permits (\$7,200.00)

**Total Fees Collected Over Total Housing Units in 2019**

\$161,344.92/145 Units = **\$1,112.72/Unit**





**Important Note:** Estimating the lifespan of a “housing unit” in the City at a very conservative 20 years, these initial development/permitting fees amount to just over \$4.64 per month over 20 years.

This initial one-time impact in development costs is not always passed on to buyers and renters. Since these fees can be calculated at the conceptualization of a project as part of a development proforma as being attributable to the true costs of development in a given municipality for public health, safety and welfare due-diligence, they can often be negotiated as part of land acquisition and/or assembly by the developer rather than being passed on to the homeowner or renter. These costs may also be offset by a variety of housing subsidies including but not limited to tax credits, grants, TIF awards, low interest loans, opportunity zones funding and other gap financing tools or capital strategies.

Understanding these costs are minor over the life of a housing unit, and mitigate much larger risks in public health, safety and welfare issues that may arise from substandard construction, they are not considered a cause of concern contributing to unaffordable housing.

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