

2024 NEW HOUSING FEE REPORT



**CITY OF EAU CLAIRE
COMMUNITY
DEVELOPMENT**

2024 New Housing Fee Report

Community Development Department

City Planning Division

January 2025



City of Eau Claire
203 S. Farwell Street
Eau Claire, WI



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 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 is important to note that the total fees collected under statute include remodeling, but under the statutory formula, the total fees collected are divided by only the new residential dwelling units approved.



¹ Housing and 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>



Analysis

The City of Eau Claire Community Development staff reviewed the 2024 permit data provided through our records. For 2024, the City of Eau Claire permitted 494 new housing units, including 65 new single units, 46 two family units, 383 apartment units. Considering the existing housing stock within Eau Claire, it is important to note the housing units that obtained a 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.





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		
2024		
List of Permits	Units	Fees
New Residential	494	\$312,063
Residential Addition or Remodel	160	\$30,821
Impact Fees	-	\$0
Park Land Fee (Land Dedication or Fee in Lieu)	-	\$0
State Permit Seal	43	\$4,100
Certified Survey Map	3	\$600
Subdivision Plat	1	\$230
Condominium Plat	0	\$0
Storm Water Mangement Fee	-	\$0
Water and Sewer Connection Fee	114	\$6,270
Total 2024 Fees		\$354,084

Total Fees (including addition/remodeling)	\$354,084
2024 Units (new construction only)	\$312,063
2024 Fees per Unit (new construction only)	\$632
2024 Units (new construction & addition/remodeling)	\$524
2024 Fees per Unit (including addition/remodel units)	\$193



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 statute, is \$632 per unit. The average fee per unit if including the remodeling fees and remodeled units is \$193 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 throughout the state. The relatively small average permit fees are in place to cover the time for City of Eau Claire employees to properly review the plans and inspect the new or remodeled additions to housing to ensure compliance with building codes and to preserve life, health, and safety of the community. In the case of the City of Eau Claire, which does not have impact fees nor parkland dedication fee, staff will continue to monitor the fee schedule accordingly.

Disclaimer

This report was prepared in order to meet requirements enacted by 2017 WI Act 243 in Wis. Stat. 66.10014. The City of Eau Claire imposes the following fees or other requirements for purposes related to residential construction, remodeling and development. The City of Eau Claire has made every effort to ensure the accuracy of the information provided in this document.



City of Eau Claire – Planning Division 2025 Fee Schedule

Certified Survey Map (CSM)	\$125/lot
Preliminary Plat	\$500 + \$75 per lot/building
Final Plat	Final plat containing only a portion of the preliminary plat (phased) - \$250
CSM or Plat in the ETJ	\$100/lot
Conditional Use Permit \$420 + \$125 publication fee + \$55 hearing sign	\$600
Home Occupation Permit \$220 + \$125 publication fee + \$55 hearing sign	\$400
Rezoning/Planned Development + \$55 hearing sign fee each	
0-10 acres = \$420 + \$125 publication fee + \$55	\$600
10 or more acres = \$620 + \$125 publication fee + \$55	\$800
Rezoning (temporary status) \$125 publication fee + \$55 hearing sign	\$180
Variance/Appeals \$420 + \$125 publication fee + \$55 hearing sign	\$600
Comprehensive Plan Amendment \$700 + \$125 publication fee	\$825
Zoning Verification/Research	\$150

Site Plan Fee Chart

Site Plans A	5 or less parking stalls	\$300 fee
Site Plans B	6-20 parking stalls	\$500 fee
Site Plans C	21-50 parking stalls	\$750 fee
Site Plans D	Each additional 50 stalls	\$400 fee

Application submittals are made online at: <https://evolvepublic.infovisionsoftware.com/eauclaire/?portal=project>

2025 Approved Fee Schedule: <https://www.eauclairewi.gov/home/showpublisheddocument/47584/638699578711530000>

For questions, contact planning@eauclairewi.gov or 715-839-4914

BUILDING PERMIT FEE SCHEDULE

Fees for One and Two-Family Dwellings

Plan examination – new 1 & 2 family dwellings.....	\$170.00
Plan examination – additions & alterations.....	\$ 55.00
Permit to start (footing & foundation).....	\$155.00
New/Addition	\$.26/sq. ft.
(Minimum fee of \$390.00 for new, \$88.00 for additions)	

Alterations/Repair/Remodeling for One & Two Family Dwellings

\$7.25/\$1,000 or fraction of estimated cost of project.....	\$0 - \$60,000
\$6.50/\$1,000 or fraction of estimated cost of project	\$60,001 - \$100,000
\$6.25/\$1,000 or fraction of estimated cost of project.....	\$100,001 - +
(Minimum fee of \$50.00)	

Attached Garage (minimum fee of \$55.00)	\$.20/sq. ft.
Re-roofing (under 200 sq. ft. – no permit required)	\$ 35.00
DILHR Permit Seal.....	actual cost plus \$ 6.00
Grade Setting (sidewalk grade).....	\$155.00
Erosion Control	\$125.00
Certificate of Zoning Compliance	\$200.00
Certificate of Zoning Compliance – Additions/Accessory (200 sq. ft. +) ...	\$ 50.00

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	\$.26/sq. ft.
(Minimum fee of \$390.00 new and \$88.00 additions)	

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

.....	\$.26/sq. ft.
(Minimum fee of \$390.00 new and \$88.00 additions)	

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

0 – 10,000 sq. ft.....	\$.25/sq. ft.
10,001 sq. ft - +	\$.21/sq. ft.
(Minimum fee of \$175.00 new and \$88.00 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.....

.....	\$.27/sq. ft.
(Minimum fee of \$390.00 new and \$105.00 additions)	

Group V – Hospital, Institutional, Nursing Home, Restaurant, Tavern, Repair Garage, Service Station, Convenience Store \$.28/sq. ft
 (Minimum fee of \$390.00 new and \$105.00 additions)

Group VI – Structures other than buildings:
 \$0 - \$5,000 valuation \$ 70.00
 \$5,001 valuation - + \$160.00

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. \$.21/sq. ft.
 2,001 - + \$.12/sq. ft.
 (Minimum fee of \$55.00 garages, \$45.00 accessory)

Alterations/Repair/Remodeling Other Than One & Two Family Dwellings
 \$7.25/\$1,000 or fraction of estimated cost of project \$0 - \$60,000
 \$6.50/\$1,000 or fraction of estimated cost of project \$60,001 - \$100,000
 \$6.25/\$1,000 or fraction of estimated cost of project \$100,001 - +
 (Minimum fee of \$50.00)

Plan Examination for additions and alterations to 1 & 2-family dwellings \$ 45.00
 (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 \$ 35.00
 Commercial/Industrial \$ 50.00

Wrecking (per building) – (If under 200 sq. ft. – no permit is required)
 Accessory \$ 40.00
 Residential \$100.00
 Commercial/Industrial \$170.00

Erosion Control \$125.00
 Grade Setting (sidewalk grade) \$155.00
 Permit to Start Construction – Footing & Foundation \$155.00
 Parking Surface Permit \$ 40.00
 Certificate of Zoning Compliance
 Principal Use \$200.00
 Accessory use in excess of 200 sq. ft. \$ 50.00
 Additions in excess of 200 sq. ft. \$ 50.00
 Retaining Wall \$ 35.00

A building containing multiple uses shall be charged per the applicable use rate. Fees will be doubled on all projects if work commences prior to obtaining a permit or other City Inspection office approvals. For questions, contact 715-839-4947.