

# 2025 New Housing Fee Report

Community Development Department

City Planning Division

January 2026



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



## Introduction

In 2017, the Wisconsin Legislature enacted Act 243 requiring municipalities with a population of 10,000 or more to prepare a New Housing Fee Report no later than January 1, 2020. This requirement was created within Wisconsin Statute 66.10014 and requires that municipalities report municipal development fees for residential construction, remodeling or development in the prior year, and an amount calculated by dividing the total amount of fees collected for those activities by the number of new residential dwelling units approved in the municipality in the prior year. 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.”<sup>1</sup> 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.

<sup>1</sup> 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 2025 permit data provided through our records. For 2025, the City of Eau Claire permitted 481 new housing units, including 38 new single units, 62 two family units, 381 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:

<b>Residential Development</b>		
<b>2025</b>		
<b>List of Permits</b>	<b>Units</b>	<b>Fees</b>
New Residential	481	\$303,063
Residential Addition or Remodel	174	\$35,821
Impact Fees	-	\$0
Park Land Fee (Land Dedication or Fee in Lieu)	-	\$0
State Permit Seal	41	\$4,000
Certified Survey Map	5	\$750
Subdivision Plat	1	\$230
Condominium Plat	0	\$0
Storm Water Management Fee	-	\$0
Water and Sewer Connection Fee	122	\$7,170
<b>Total 2024 Fees</b>		<b>\$351,034</b>

Total Fees (including addition/remodeling)	\$351,034
2024 Units (new construction only)	\$303,063
2024 Fees per Unit (new construction only)	\$795
2024 Units (new construction & addition/remodeling)	\$517
2024 Fees per Unit (including addition/remodel units)	\$206

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 \$795 per unit. The average fee per unit including the remodeling fees and remodeled units is \$206 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, but



for new platted lots would be subjected to a 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.