



# City of New Berlin

# NEW HOUSING FEE REPORT

# 2018





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# City of New Berlin

## NEW HOUSING FEE REPORT

### I. Purpose

This annual report complies with the New Housing Fee Report requirements outlined in Section 66.10014 of Wisconsin Statutes.

Requirements outlined in Wisconsin State Statutes Section 66.10014 read as follows –

- (1)** In this section, “municipality” means a city or village with a population of 10,000 or more.
- (2)** Not later than January 1, 2020, a municipality shall prepare a report of the municipality's residential development fees. The report shall contain all of the following:
  - (a) Whether the municipality imposes any of the following fees or other requirements for purposes related to residential construction, remodeling, or development and, if so, the amount of each fee:
    1. Building permit fee.
    2. Impact fee.
    3. Park fee.
    4. Land dedication or fee in lieu of land dedication requirement.
    5. Plat approval fee.
    6. Storm water management fee.
    7. Water or sewer hook-up fee.
  - (b) The total amount of fees under par. (a) 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.
- (3)** (a) A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled “New Housing Fee Report.” If a municipality does not have an Internet site, the county in which the municipality is located shall post the information under this paragraph on its Internet site on a

web page dedicated solely to development fee information for the municipality.

(b) A municipality shall provide a copy of the report under sub. (2) to each member of the governing body of the municipality.

**(4)** If a fee or the amount of a fee under sub. (2)(a) is not properly posted as required under sub. (3)(a), the municipality may not charge the fee.

## II. Process and Data Sources

This report was prepared by City staff for the 2018 calendar year (January 1 – December 31) using the City of New Berlin Fee Schedule, and permit records. This report has been posted on the City's website ([www.newberlin.org](http://www.newberlin.org)) and has been shared with the City of New Berlin Plan Commission and Common Council. For record keeping purposes, projects are reported in the year in which they were permitted/approved. Projects approved in prior calendar years but completed and occupied in 2018 are not included in this report.

## III. Residential Development Fees

The fees listed in the table below reflect the City of New Berlin's proposed permit fees for 2020. These fees are as outlined in the Wisconsin Uniform Building Code Schedule of Permit Fees (Appendix B).

Plan Examination Fee (1-2 Family)	\$250.00
New Residential	\$0.37 sq. ft. (min. \$55)
Residential Alterations (1-2 Family)	\$0.37 sq. ft. (min. \$55)
Residential Additions	\$0.37 sq. ft. (min. \$55)
Impact Fees (Single Family)	\$154.00 Library \$142.00 Park \$174.00 Fire and Rescue <b>= \$470.00 Total/ Lot</b> * Section 35 Transportation Fee: \$1,400/lot
Parkland Dedication / Fee	N/A
Public Site and Open Space Fee	\$1,937.60 / Lot
Preliminary Plat Approval*	\$100/Lot
Final Plat Approval*	\$150/Lot
Certified Survey Maps*	\$100/Lot



Erosion Control Permit	\$175/Lot + \$500 Deposit
Storm Water Management Fee	Single Family: \$5.00 Monthly Charge / \$15.00 per Quarter Two Family: \$3.50 Monthly Charge / \$10.50 per Quarter
Water or Sewer Hook-up Fee	No hook-up fee. 39 new residential meters were installed in 2018.

\* \$50 Filing fee applicable for noted applications.

#### IV. Residential Development Fees Collected in 2018

	Number of Permits/Projects	Total Fees Collected	Fee Per Project
New Single Family Homes	74	\$275,274.36	\$7,719.92
New Duplex Units	10	\$54,529.90	\$5,452.99
Residential Alterations	267	\$89,503.87	\$335.22
Residential Additions	33	\$16,994.10	\$514.97
Impact Fees	-	\$43,710.00	-
Parkland Dedication	N/A – Unless 235-34 is utilized.		
Public Site and Open Space Fee	14	\$25,188.80	\$1,937.60
Final Plats	1	\$2,600.00	\$2,600.00
Certified Survey Maps*	8	\$2,700.00	\$337.50
Erosion Control Fees	84	\$13,860.00	\$165.00 +\$500 Deposit
Storm Water Management Fee	N/A		
Water or Sewer Hook-up Fees	No hook-up fee. 39 new residential meters were installed in 2018.		

\* NOTE: The City approved 16 Certified Survey Maps during 2018. Of those, 8 were residential.

\*\* The fees above were based on the Wisconsin Uniform Building Code Schedule of Permit Fees that was adopted 1/14/2015. A new fee schedule (Appendix B) is proposed for 2020.

\*\*\* The City of New Berlin also utilizes a Developer Deposit to bill staff review time, staff report creation time, etc. No Developer Deposit fees are reflected in the fees noted above.

\*\*\*\* The total fees collected for each new single family home and duplex, include various additional costs beyond the building permit fee. These additional costs have been included in the data above and include impact fees, HVAC, plumbing, electrical, erosion control, etc.

\*\*\*\*\* Please see Appendix D for links to applications, deposits, handouts, etc.

**Disclaimers:**

- Electric/HVAC/Plumbing permit fees are charged, but are based upon the number of fixtures/items. Therefore, the specific design of a new dwelling determines the permit fee to be charged. Wis. Stat. 66.10014 does not require reporting of Electrical/HVAC/Plumbing fees.
- Permits for new dwellings are typically issued for existing lots of record or lots in subdivisions that were approved and constructed in prior years.

**V. Exclusions**

This report was prepared in order to meet requirements enacted by 2017 WI Act 243 Wis. Stat. 66.10014. The report does not include the most significant costs of residential development, including the cost of land, infrastructure, design and engineering, labor, or building materials. Issues relating to housing affordability are addressed in the “City of New Berlin – Housing Affordability Report” and in the Housing Chapter of the Comprehensive Plan. Both of these reports/plans can be found on our website ([www.newberlin.org](http://www.newberlin.org)).

## Appendix A

### Wisconsin Uniform Building Code - Schedule of Permit Fees

Adopted 1/14/2015

A.	Minimum permit fee for all permits	\$50.00
B.	Residence – One and Two Family and Attached Garages	\$0.35/sq. ft.
C.	Residences and Apartments, Three Family and Over, Row Housing, Multiple Family Dwellings, Institutional	\$0.35/sq. ft.
D.	Residences, Additions	\$0.34/sq. ft. or fraction thereof
E.	Local Business, Office Buildings or Additions Thereto	\$0.33/sq. ft. or fraction thereof
F.	Manufacturing or Industrial (Office Areas to be Included Under E)	\$0.28/sq. ft. or fraction thereof
G.	Permit to start construction of footings and foundations	\$265.00 Multi-Family, Industrial and Commercial \$200.00 One and Two-Family
H.	Agricultural Buildings, Detached Garages and Accessory Buildings	\$0.28/sq. ft.
I.	All other buildings, structures, alterations and repairs where square footage cannot be calculated	\$11.75/\$1,000 valuation
J.	Heating, Incinerator Units, Wood Burning Appliances, Energy Recovery Ventilators	\$50.00/unit, up to and including 150,000 BTU units.  Additional fee of \$17.00/each 50,000 BTU or fraction thereof. \$800.00 maximum.
K.	Commercial/Industrial Exhaust Hoods and Exhaust Systems	\$170.00/unit
L.	Heating and Air Conditioning Distribution Systems	\$1.90/100 sq. ft. of conditioned area with a \$50.00 minimum
M.	Air Conditioning	\$50.00/unit up to 3 tons of 36,000 BTU's.  Additional fee of \$17.00 each ton or 12,000 BTU's of fraction thereof. \$800.00 maximum/unit.

N.	Wrecking, Razing and Interior Demolition - Fees may be waived at the discretion of the Building Inspector	\$80.00 minimum plus \$0.10/sq. ft. with \$800.00 maximum fee per building
O.	Moving buildings over public ways	\$215.00 plus \$0.10/sq. ft.
P.	Re-inspection	\$50.00/inspection
Q.	Plan Examination:	
	(1) One and Two Family Residence	\$235.00
	(2) Apartment, Three Family Residence, Row Housing, Multiple Family Buildings	\$285.00 plus \$25.00/unit
	(3) Commercial/Industrial Alterations & Additions	\$285.00
	(4) Additions to One and Two Family Dwellings	\$80.00
	(5) Alterations to One and Two Family Dwellings	\$50.00
	(6) Accessory Buildings, greater than 120 sq. ft.	\$60.00
	(7) Decks, Swimming Pools	\$50.00
	(8) Heating plans, lighting and energy calculations to heating plans submitted separately	\$60.00 each
	(9) Priority Plan Review – At the discretion of the Building Inspector and depending upon workload of the Department, two (2) business day priority plan review may be provided at double the regular rate for plan review fees. Certified municipalities may also charge double the regular State plan review fees in addition to those listed above. Priority plan review shall not apply to submittals requiring review and/or approval by other governing agencies of the municipality.	
(10) Resubmission of previously approved plans	\$50.00	
R.	Special Inspections, other than normal working hours and reports	\$165.00
S.	Wisconsin Uniform Building Permit Seal	\$60.00
T.	Occupancy Permits	
	Residential	\$50.00/unit, addition, alteration or accessory building over 120 sq. ft.
	Office, Commercial & Industrial	\$205.00
	Temporary Occupancy Permits (6 mo. or less)	\$80.00
U.	Pools – In Ground/Above Ground/Spas	\$11.75/\$1,000 valuation \$50.00 minimum
V.	Decks & Sheds	\$50.00
W.	Erosion Control Fees:	
	(1) One and Two Family Lots	\$165.00/lot
	(2) Multi-Family Lots	\$195.00/bldg. plus \$5.00/1,000 sq. ft. of disturbed lot area with a \$2,120.00 maximum



	(3) Commercial Lots	\$195.00/bldg. plus \$5.00/1,000 sq. ft. of disturbed lot area with a \$2,120.00 maximum
	(4) Industrial Lots	\$195.00/bldg. plus \$5.00/1,000 sq. ft. of disturbed lot area with a \$2,120.00 maximum
	(5) Institutional Lots	\$195.00/bldg. plus \$5.00/1,000 sq. ft. of disturbed lot area with a \$2,120.00 maximum
	(6) Other	\$50.00 minimum
X.	Other fees charged to the Municipality from other government entities for reviewing plans or permits. Fees charged are required to be paid at the time of application. Fees charged at cost.	
Y.	Failure to obtain permit before work commences	\$ Double fees – 1 <sup>st</sup> Offense Triple Fees – Subsequent Offenses
	Failure to call for required inspection(s)	\$100.00 / inspection Double Fees – 2 <sup>nd</sup> Offense Triple Fees – Subsequent Offenses
	Work not ready at time of scheduled inspection	\$100.00

NOTE: The State fee schedule for commercial buildings COMM5 projects may be charged in lieu of or in addition to this fee schedule at the Municipality's discretion.

NOTE: Gross square footage calculations are based on exterior dimensions, including garage and each finished floor level. Unfinished basements or portions thereof are not included.

NOTE: In determining costs, all construction shall be included with the exception of heating, air conditioning, electrical or plumbing work.

NOTE: Check with the local municipality regarding fee schedule.

NOTE: All fee categories shall be rounded up to the next full dollar amount.

The recommended approval of amendments, code changes, products, systems or quality control agencies by the Code Committees and the Wisconsin Uniform Code Associations does not constitute an approval or acceptance by any local community. Such acceptance is a function of local government administered by the designated local officials without the necessity of submitting further data because it is supported by

factual reports describing the nature and use of the product or system and its performance under designated standard tests by recognized testing agencies.

## Appendix B

### Wisconsin Uniform Building Code Schedule of Permit Fees for 2019

Adopted 2/13/2019

A.	Minimum permit fee for all permits	\$55.00
B.	Residence – One and Two Family and Attached Garages service Fee for Time Extension	\$0.37/sq. ft. 1/24 of original fee
C.	Residences and Apartments, Three Family and Over, Row Housing, Multiple Family Dwellings, Institutional	\$0.37/sq. ft.
D.	Residences - Additions	\$0.37/sq. ft. or fraction thereof
E.	Local Business, Office Buildings or Additions Thereto	\$0.35/sq. ft. or fraction thereof
F.	Manufacturing or Industrial (Office Areas to be Included Under E)	\$0.30/sq. ft. or fraction thereof
G.	Permit to start construction of footings and foundations	\$280.00 Multi-Family, Industrial and Commercial \$210.00 One and Two-Family
H.	Agriculture Buildings, Detached Garages and Accessory Buildings	\$0.30/sq. ft. or fraction thereof
I.	All other buildings, structures, alterations and repairs where square footage cannot be calculated	\$12.50/\$1,000 valuation
J.**	Heating, Incinerator Units, Wood Burning Appliances, Energy Recovery Ventilators, Heat Pumps, and Split HVAC Units	\$53.00/unit, up to and including 150,000 BTU units. Additional fee of \$18.00/each 50,000 BTU or fraction thereof. \$850.00 maximum.
K.	Commercial/Industrial Exhaust Hoods and Exhaust Systems	\$180.00/unit
L.	Heating and Air Conditioning Distribution Systems	\$2.00/100 sq. ft. of conditioned area with a \$55.00 minimum
M.**	Air Conditioning, Heat Pumps, and Split HVAC Units	\$55.00/unit up to 3 tons of 36,000 BTU's. Additional fee of \$18.00 each ton or 12,000 BTU's of fraction thereof.

		\$850.00 maximum/unit.
N.	Wrecking, Razing and Interior Demolition Fees may be waived at the discretion of the Building Inspector	\$85.00 minimum plus \$0.12/sq. ft. with \$850.00 maximum fee per building
O.	Moving buildings over public ways	\$230.00 plus \$0.12/sq. ft.
P.	Re-inspection	\$55.00/inspection
Q.	Plan Examination:	
	(10) One and Two Family Residence	\$250.00
	(11) Apartment, Three Family Residence, Row Housing, Multiple Family Buildings	\$300.00 plus \$27.00/unit
	(12) Commercial/Industrial – New	\$300.00
	Commercial/Industrial – Alterations & Additions	\$300.00
	(13) Additions to One and Two Family Dwellings	\$85.00
	(14) Alterations to One and Two Family Dwellings	\$55.00
	(15) Accessory Buildings, greater than 120 sq. ft.	\$65.00
	(16) Decks, Swimming Pools	\$55.00
	(17) Heating plans, lighting and energy calculations to heating plans submitted separately	\$65.00 each
	(18) Priority Plan Review – At the discretion of the Building Inspector and depending upon workload of the Department, two (2) business day priority plan review may be provided at double the regular rate for plan review fees. Certified municipalities may also charge double the regular State plan review fees in addition to those listed above. Priority plan review shall not apply to submittals requiring review and/or approval by other governing agencies of the municipality.	
	(10) Resubmission of previously approved plans	\$55.00
R.	Special Inspections, other than normal working hours and reports	\$175.00
S.	Wisconsin Uniform Building Permit Seal	\$65.00
	Note 1 – Permits may be obtained individually or on one form in the categories of construction, heating, ventilation and air conditioning, electrical and plumbing.	
	Note 2 – An additional fee for plan review may be assessed at the time of application for renewal of the permit.	
T.	Occupancy Permits	
	Residential and Multi-family	\$55.00/unit, addition, alteration or accessory building over 120 sq. ft.
	Commercial/Industrial – New, Alterations and Additions	\$215.00

	Temporary Occupancy Permits (6 mo. or less)	\$85.00
U.	Pools – In Ground/Above Ground/Spas	\$12.50/\$1,000 valuation \$55.00 minimum
V.	Accessory Structures	
	Decks; less than 100 sq. ft.	\$80.00
	Decks; 100 sq. ft. or more	\$160.00
	Sheds and Commercial Tents; four hundred (400) sq. ft. or more and fifty (50) or more occupants	\$55.00
W.	Erosion Control Fees:	
	(7) One and Two Family Lots	\$175.00/lot
	(8) Multi-Family Lots	\$205.00/bldg. plus \$5.00/1,000 sq. ft. of disturbed lot area with a \$2,250.00 maximum
	(9) Commercial Lots	\$205.00/bldg. plus \$5.00/1,000 sq. ft. of disturbed lot area with a \$2,250.00 maximum
	(10) Industrial Lots	\$205.00/bldg. plus \$5.00/1,000 sq. ft. of disturbed lot area with a \$2,250.00 maximum
	(11) Institutional Lots	\$205.00/bldg. plus \$5.00/1,000 sq. ft. of disturbed lot area with a \$2,250.00 maximum
	(12) Other	\$55.00 minimum
X.	Reroofing, residing and trim	
	(1) Residential	\$55.00
	(2) Commercial	\$12.50/\$1,000 valuation with a \$280.00 maximum/building
Y.	Other fees charged to the Municipality from other government entities for reviewing plans or permits. Fees charged are required to be paid at the time of application.	
Z.	Failure to obtain permit before work commences	Double fees – 1 <sup>st</sup> Offense Triple Fees – Subsequent Offenses

The recommended approval of amendments, code changes, products, systems or quality control agencies by the Code Committees and the Wisconsin Uniform Code Associations does not constitute an approval or acceptance by any local community. Such acceptance is a function of local government administered by the designated local officials without the necessity of submitting further data because it is supported by



factual reports describing the nature and use of the product or system and its performance under designated standard tests by recognized testing agencies.

## Appendix C

### City of New Berlin Revised Impact / Platting Fee Schedule

March 23, 2012

<b>Facility</b>	<b>Single Family</b>	<b>Multi-Family</b>	<b>Industrial</b>	<b>Retail</b>
Library	\$154.00	\$109.00	N/A	N/A
Park	\$142.00	\$85.00	N/A	N/A
Fire/Rescue	\$174.00	\$132.00	\$0.0074	\$0.1200
<b>Sub-Total</b>	<b>\$470.00</b>	<b>\$326.00</b>	<b>\$0.0074</b>	<b>\$0.1200</b>

<b>Platting / Per Unit Fees*</b>		
	Residential	Non-Residential
Public Site**	\$1,807.60	\$946.14 + \$100/acre
Open Space	\$130.00	\$260.00
<b>Total</b>	<b>\$1,933.60</b>	<b>\$1,206.14 + \$100/acre</b>

## Appendix D

### City of New Berlin Application Information and Links

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#### Building Permit Applications and Permit Information:

> <http://www.newberlin.org/193/Permits>

#### Application Requirements and Information:

> **New Home Permit Application Requirements**

<http://www.newberlin.org/DocumentCenter/View/497/New-Home?bidId=>

> **Residential Additions and Alterations**

<http://www.newberlin.org/DocumentCenter/View/501/Res-Additions-Alterations?bidId=>

> **Grading and Erosion Control**

<http://www.newberlin.org/DocumentCenter/View/7256/Erosion-Control-Refund-Procedures?bidId=>

#### Applications:

> **Building Permit**

<http://www.newberlin.org/DocumentCenter/View/486/BuildingPermitAppWeb?bidId=>

> **Electrical Permit**

<http://www.newberlin.org/DocumentCenter/View/1523/Electrical-Permit-App?bidId=>

> **Grading and Erosion Control Permit**

<http://www.newberlin.org/DocumentCenter/View/7253/Grading-and-Erosion-Control-Permit?bidId=>

> **HVAC / Miscellaneous Building Permit**

<http://www.newberlin.org/DocumentCenter/View/488/Misc-Building-Permit-App?bidId=>

> **Plumbing Permit**

<http://www.newberlin.org/DocumentCenter/View/1525/Plumbing-Permit-Application?bidId=>

> **Final Grading Letter**

<http://www.newberlin.org/DocumentCenter/View/2426/Final-Grading-Letter?bidId=>

## Planning and Zoning Applications and Permit Information:

> <http://www.newberlin.org/841/Applications-Permit-Information>

### Application Requirements and Information:

> **Developer Deposit Development Review/Construction Management  
Developer's Deposit Policy**

<http://www.newberlin.org/DocumentCenter/View/233/Developer-Deposit-Policy?bidId=>

> **Land Division**

<http://www.newberlin.org/DocumentCenter/View/234/Land-Division?bidId=>

> **Subdivision**

<http://www.newberlin.org/DocumentCenter/View/238/Subdivision?bidId=>

### Applications:

> **Administrative Application**

<http://www.newberlin.org/DocumentCenter/View/246/Administrative-Permit-Application-Form?bidId=>

> **Subdivision/Land Division Application**

<http://www.newberlin.org/DocumentCenter/View/235/Land-Division-Application-Form?bidId=>

> **Developer's Deposit Development Review / Finance Form**

<http://www.newberlin.org/DocumentCenter/View/245/Developers-Deposit-Development-Review--Finance-Form?bidId=>

> **Construction Management – Developer's Deposit Finance Form**

<http://www.newberlin.org/DocumentCenter/View/7843/Construction-Management-Developers-Deposit--Finance-Form?bidId=>

## Engineering Applications and Permit Information:

> <http://www.newberlin.org/734/Permits>

### Application Requirements and Information:

> **Culvert Information Packet**

<http://www.newberlin.org/DocumentCenter/View/5866/Culvert-Packet-2015?bidId=>

**> Curb and Ditch Refund Procedures**

<http://www.newberlin.org/DocumentCenter/View/7258/Curb-and-Ditch-Refund-Procedures?bidId=>

**> Driveway Approach Information Packet**

<http://www.newberlin.org/DocumentCenter/View/9644/Driveway-Approach-Packet?bidId=>

**> Grading and Erosion Control Refund Procedures**

<http://www.newberlin.org/DocumentCenter/View/7256/Erosion-Control-Refund-Procedures?bidId=>

**Applications:**

**> Culverts**

[http://www.newberlin.org/DocumentCenter/View/8016/CULVERT-INSTALLATION-PERMIT\\_FORM-2017?bidId=](http://www.newberlin.org/DocumentCenter/View/8016/CULVERT-INSTALLATION-PERMIT_FORM-2017?bidId=)

**> Driveway Approaches**

<http://www.newberlin.org/DocumentCenter/View/9647/Driveway-Approach-Permit?bidId=>

**> Grading and Erosion Control**

<http://www.newberlin.org/DocumentCenter/View/7253/Grading-and-Erosion-Control-Permit?bidId=>