



New Housing Fee Report For 2023

Prepared by: Division of Planning & Building Services
100 State Street, Beloit, WI 53511

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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 is detailed in 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. Note that while municipalities are required to include fees on residential “remodeling” in the calculation, which generally would not include the addition of a new dwelling unit, the calculation is divided by number of new dwelling units approved, which in effect inflates the average cost per new unit calculated in Table 2, 2022 Fee Totals later in this report. Per Wisconsin Statute 66.10014, 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

Table 1 - 2023 Residential Development Fees

2023 Residential Development Fees	
Building Permit Fees	
New Residential	\$10/100 sq. ft. (min. \$100) + \$100 Plan Review + \$35 State Stamp
Residential Building Alterations (1-2 Family)	\$50 + \$5 per \$1,000 in project cost over \$1,999
Residential Building Additions:	\$5/100 sq. ft. (min. \$75) + \$100 Plan Review
New Multifamily (Commercial)	up to \$5/100 sq. ft. (variable based on size) + \$300 Site Plan Review + \$200 Architectural Review for new buildings
Impact Fee	Not applicable
Park Fee	Not applicable
Land Dedication or Fee in lieu of Land Dedication Requirement	Not applicable
Plat Approval Fees	
Preliminary Plat Approval	\$500 + \$15 per lot
Final Plat Approval	\$300 + \$15 per lot + \$100 Development Agreement fee
Certified Survey Map	\$150 + \$10 per lot
Stormwater Management Fee*	\$100 Erosion Control Inspection for 1 and 2 family
Water or Sewer Connection Fee (water lateral fee)**	Water Lateral Fee: \$3,900 (<1”) or Actual Cost (>1”)
<p>*May need an Erosion Control Permit fee for land disturbing activities over 1 acre of \$500 (1-5 acres) or \$1,250 (>5 acres). ** Only if no lateral exists, the City charges a water lateral fee. No sewer connection fees unless part of a special assessment.</p>	

Table 2 - 2023 Fee Totals

2023 Residential Development Fees Collected	
Building Permit Fees	2023 Total
New Single Family Residential	\$21,818
Residential Building Alterations	\$56,825.55
Residential Building Additions:	\$1,490.00
New Multifamily (Commercial)	\$0.00
Impact Fee	\$0.00
Park Fee	\$0.00
Land Dedication or Fee in lieu of Land Dedication Requirement	\$0.00
Plat Approval Fees	
Preliminary Plat Approval*	\$0.00
Final Plat Approval*	\$995.00
Certified Survey Map**	\$0.00
Water or Sewer Connection Fee (water lateral fee)	\$0.00
New dwelling Units Approved in 2023 (38 single family and 0 multifamily)	38
Total fees divided by number of new units (includes building alterations and additions)	\$2,134.96
Total fees new units only	\$22,813
Total fees per new unit	\$600.34
<p>* \$2,985 in plat fees collected but only ones that resulted in new residential development within the City are listed. ** \$6,505 in CSM fees collected but are not included in calculation because none resulted in new residential development within the City.</p>	

Process and Data Sources

This report was prepared by the Planning and Building Services Division for the calendar year ending December 31, 2023 using the adopted City of Beloit Fee Schedule, permit/development records maintained by the Planning and Building Services Division, and adopted City of Beloit Ordinances. This report has been posted on the City’s website (www.beloitwi.gov) and has been shared with the Beloit City Council. Projects are reported in the year in which they were permitted. Projects permitted in prior calendar years but completed and occupied in 2023 are not included reported data.