

Town of Neenah New Housing Fee Report, 2018



**Final
December 2019**

East Central Wisconsin
Regional Planning Commission
ECWRPC
Calumet • Fond du Lac • Menominee • Outagamie
Shawano • Waupaca • Waushara • Winnebago

Housing Fee Report, 2018

Town of Neenah

December, 2019

Prepared by the
East Central Wisconsin Regional Planning Commission

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ABSTRACT

TITLE: Town of Neenah Housing Fee Report, 2018

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SUBJECT: Housing Development Fees

DATE: December, 2019

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In 2018, the Wisconsin State Legislature approved new legislation which requires communities of 10,000 population or more to provide an annual report related to housing fees in an effort to shed light and foster change on affordable housing issues across the state. Specifically, reference Wis. Stats. 66. 10014 (Housing fee report).

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HOUSING FEE REPORT

HOUSING FEE REPORT

EXECUTIVE SUMMARY

In 2018, the Wisconsin State Legislature approved new legislation which requires villages and cities of 10,000 population or more to provide two separate annual reports related to housing affordability and housing fees in an effort to shed light and foster change on affordable housing issues across the state. Specifically, this document meets the requirements for Wis. Stats. 66.10014 (Housing fee report). While the Town of Neenah does not meet the requirements of Wis. Stats. 66.10014 and does not need to complete or post a copy of the fee report on its website, it has however decided to participate in a regional effort along with 11 other communities in the region. The Town has elected to contract with East Central Wisconsin Regional Planning Commission to prepare these reports.

HOUSING FEE REPORT

Requirements of this report include the following elements:

- (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.

Part 2A: The Town of Neenah imposes the following fees or other requirements for purposes related to residential construction, remodeling, or development. Only fees the Town sets/collects are included in this report. Fees set by others, such as sanitary and utility districts, county, etc., are not included in this report. A complete copy of the fee schedule is included in Appendix A. Table 1 lists the types and amounts of these fees.

Table 1: Town of Neenah Schedule of Fees (2018)

Building permit fee	Impact fee	Park fee	Land dedication or fee in lieu of land dedication requirement	Plat approval fee	Final plat approval fee	Storm water management fee	Water or sewer hook-up fee
Base Fee \$50 plus \$0.08 psf. plus 10% of total fee	N/A	\$500	N/A	\$125	\$125	N/A	N/A

Part 2B: The total amount of fees under Part A that the Town of Neenah imposed for purposes related to residential construction, remodeling, or development in the prior year is listed in Table 2. This table only includes building and remodeling 2018 permit fees. It does not include fees collected for electrical, plumbing, HVAC, and other permits.

Table 2: Town of Neenah Fees Collected (2018)

Building permit fee (new construction + remodel permits)	Impact fee	Park fee	Land dedication or fee in lieu of land dedication requirement	Preliminary Plat Approval fee	Final Plat Approval fee	Storm water management fee	Water or sewer hook-up fee	Total Fees collected
\$12,163.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,163.00

The 2018 average total fee cost for a new residential housing unit has been calculated by dividing the total amount of fees collected by the number of new residential dwelling units approved in the Town in the prior year (Table 3).

Table 3: Town of Neenah Approved Residential Dwelling Units by Type (2018)

Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Units	Total
7	0	0	0	7

Calculation: $\$17,163.00 \div 7 = \$2,451.86$

In 2018, the Town of Neenah collected just under \$2,452 in fees for each new residential dwelling unit approved within the municipality.

Remodeling projects do not typically include the following fees: impact, park, land dedication or fee in lieu of land dedication requirement, preliminary plat approval, final plat approval, stormwater management, and water and sewer hookup. In 2018, the Town collected \$1,562.00 in remodeling fees.

Calculation: $(\$17,163.00 - \$1,562.00) \div 7 = \$2,228.71$

The 2018 average total cost for each new residential dwelling, minus remodeling building fees was about \$2,229.

Lastly, it should be noted that with the recent trend of creating mixed use developments (i.e. first floor retail and upper story apartments), many such projects are dealt with under commercial land development procedures. As such residential units associated with these projects are not considered in this report's platting and permitting data. This also has the effect of increasing the "cost per approved residential unit" as shown in Table 3.



APPENDIX A

Municipal Fee Schedule

Town of Neenah Building Inspection Fee Schedule

Residential Fees**Page 1**

New Residential Construction (1 & 2) Family Homes

Description	Price	Other
1) Base price for house construction	\$250	County permits required.
Plus-finished areas	add 10¢ per sq. ft.	
Plus-unfinished garage	add 10¢ per sq. ft.	
Plus-State Building Seal	add \$33	
Plus-Town Fee	add \$75	
Plus-Building Escrow	add \$300	Returned after complete final inspection.
Plus-RIF	add \$300	Recreational Impact Fee.
Plus-CIF	add \$200	Capital Improvement Fee per dwelling unit.

Residential Remodeling and Additions

Description	Price	Other
2) Finished additions	Base fee \$80. Add 10¢ per sq. ft. for all areas involved. **Plus 10% of total fee with a \$10 minimum.	Price includes construction, up to one heating outlet and up to 5 electrical outlets. If more than 1 heating or 5 electrical outlets-see below permits. County permits required.
3) Remodeling	Base fee \$50. Add 10¢ per sq. ft. for all areas involved. **Plus 10% of total fee with a \$10 minimum.	Price includes construction, up to one heating outlet and up to 5 electrical outlets. If more than 1 heating or 5 electrical outlets-see below permits. County permit-possibly required.
4) Non finished additions, garages, decks, accessory buildings, and outdoor wood burning structures.	Base fee \$35. Add 5¢ per sq. ft. for all areas involved. **Plus 10% of total fee with a minimum of \$10.	Price includes construction only. County permits required in most cases.
5) Other minor work	\$35. ** Plus 10% of total fee with a \$10 minimum.	Window and door alterations, foundation repairs, etc.
6) Electrical New circuits Alterations to existing circuits Additional service or feeder panel Service Changes	Base fee \$35. \$2.50 each 50¢ per opening \$20 each \$50 **Plus 10% of total fee with a \$10 minimum.	Base fee includes one service panel.
7) Plumbing	Base Fee \$35. Plus \$5 per fixture or piece of equipment. ** Plus 10% of total fee with a \$10 minimum.	Per fixture: <u>new construction</u> -yes. <u>remodeling</u> : any drain or supply pipes-yes, if just fixture replacement-no.
8) HVAC, furnace replacements, & outdoor wood burners.	Base fee \$35. Plus \$25 for duct work alteration & \$25 for additional furnace or A/C units. ** Plus 10% of total fee with a \$10 minimum.	Base fee includes one furnace or A/C unit.

** Town Fee

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Town of Neenah Building Inspection Fee Schedule

Commercial Fees

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New Commercial Building, Additions, and Alterations.

Description	Price	Other
9) Construction	Base fee \$50 plus 8¢ per sq. ft. **Plus 10% of total fee with a \$10 minimum.	County permits required. State plan approval required if over 25,000 cubic feet in most cases.
10) Capital Improvement Fee (CIF)	200 per multi-family dwelling \$300 up to 3,000 sq. ft. \$400 up to 10,000 sq. ft. \$500 over 10,000 sq. ft.	Any new commercial building.
11) Electrical	Base fee \$35 plus 2¢ per sq. ft. **Plus 10% of total fee with a \$10 minimum.	
12) Plumbing	Base fee \$35 plus 2¢ per sq. ft. **Plus 10% of total fee with a \$10 minimum.	State plan approval required if 16 or more plumbing fixtures installed.
13) HVAC	Base fee \$35 plus 2¢ per sq. ft. **Plus 10% of total fee with a \$10 minimum.	State plan approval required if over 25,000 cubic feet in most cases.

Commercial remodeling and minimal trade work for new construction and additions.

Description	Price	Other
14) Construction Construction costs up to \$100,000 Construction costs over \$100,000	Base fee \$50 Plus \$5 per \$1,000 Plus \$2.50 per \$1000.00 **Plus 10% of total fee with a \$10 minimum.	Base fee-County permits required. Add to above base fee. Add to the two above fees. (State plan approval required if over 25,000 cubic feet in most cases)
15) Electrical	Use residential fees	
16) Plumbing	Use residential fees	
17) HVAC	Use residential fees	

** Town Fee

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Town of Neenah Building Inspection Fee Schedule

Other Fees**Page 3**

Other		
Description	Price	Other
18) Razing	Base fee \$35 **Plus \$10	
19) Re-inspection fee	Base fee \$50 **Plus \$10	
20) Special inspection/meeting fee	Base fee \$50 **Plus \$10	Includes 1/2 hr. \$50 per hour after.
21) Work started before permit issuance	Up to double fees	
22) Records Research and Information Services	Base fee \$50 per hour **Plus \$10	
23) Culvert permit	Base fee \$135 per culvert. **Plus \$15 per culvert.	Town roads only.
24) Moving permits Buildings under 500 sq. ft. Buildings 500 sq. ft. and over.	\$40 per building \$90 per building **Plus \$10 per building	
25) Permission to start foundation	Base fee \$35 **Plus \$10	Start at own risk! Permit applicant must get County approval before starting.
26) 911-address sign	**\$80	Required for all structures.
Supplemental Compensation		
27) Information Services Records research for public by phone, Email, fax and mail.	Hourly charge based on actual time spent 1 hour minimum per month	Additional line item on monthly invoice \$50 per hour
28) Entering new home permits per State of WI requirements	Hourly charge Based on actual time spent	Additional line item on monthly invoice \$50 per hour
29) End of Term Insurance Tail Policy	Actual not to exceed \$1,500 annually	For three years from 7/1/2017-6/30/2020

** Town Fee

July 1, 2017

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