

Housing Fee Report

Effective January 1, 2019, Wisconsin Act 243 amended §66.10014, Wis. Stats. to require that all cities and villages with a population of 10,000 or more prepare a report on residential development fees and publish the report on the municipal website. This report was prepared by the Community Development Department for the calendar year ending December 31, 2021, using the permit/development records maintained by the Inspections Division and the 2021 City of River Falls fee schedule. For record-keeping purposes, projects are reported in the year in which they were permitted. Projects approved in prior calendar years but completed and occupied in 2021 are not included in this report. Table 1 lists the building permit fee schedule. Table 2 lists all other development fees imposed by the City of River Falls and the total collected for each in 2021.

Table 1: Building Permit Fee Schedule		
Estimated building cost*	Initial Fee	
\$1 to \$500	\$22.50	
\$501 to \$2,000	\$22.50 for the first \$500+	\$3.00 for each additional \$100-\$2,000
\$2,001 to \$25,000	\$67.50 for the first \$2,000+	\$13.50 for each additional \$1,000-\$25,000
\$25,001 to \$50,000	\$378.00 for the first \$25,000+	\$9.75 for each additional \$1,000-\$50,000
\$50,001 to \$100,000	\$621.75 for the first \$50,000+	\$6.75 for each additional \$1,000-\$100,000
\$100,001 to \$500,000	\$959.25 for the first \$100,000+	\$5.25 for each additional \$1,000-\$500,000
\$500,001 to 1,000,000	\$3,059.25 for the first \$500,000+	\$4.50 for each additional \$1,000-\$1,000,000
\$1,000,001+	\$5,309.25 for the first \$1,000,000+	\$3.00 for each additional \$100,000,000
*Estimated building cost must represent a reasonable value which includes both labor and materials. If only the materials cost is presented, the City will determine the total estimated building cost by multiplying the material by 1.5		

Table 2: Development Fees			
Fee Description	2021 Rate	Code Section	2021 Fees Collected
Subdivision Review			
Certified Survey Map	\$750	16.08.030	\$3,750
Preliminary Plat	\$5,950 for 5-50 lots; \$8,925 50+ lots; \$1,925 reapplication – minor; \$6,350 reapplication – major	16.08.030(E)	\$5,950
Final Plat	\$7,750 for 5-50 lots; \$10,725 for 50+ lots	16.08.030(E)	\$15,500
Development Review			
Site Plan Review	\$1,775	17.104.020(B)	\$5,325
PUD GDP / SIP	\$3,875 – GDP; \$4150 - SIP	17.72.070(A)	\$16,050
Stormwater			
Stormwater Permit	\$1,000 + \$100/acre – 0-10 acres; \$1,500 + \$55/acre – 10.01-100 acres; \$6,000 + \$10/acre – 100.01+ acres	12.16.050(A)	\$2,553
Building Review			
Building Permit	Varies (see Table 2)	15.04.030(J)(2)	\$218,449
Demolition Permit	\$135	15.04.040(C)	\$945
Impact Fees			
Fire Facilities	\$345.71 – single-family/per dwelling; \$277.85 – multifamily/per dwelling; \$0.03 per square foot - nonresidential	14.12.080	\$32,522
Library Facilities	\$352.09 – single-family/per dwelling; \$352.09 – multifamily/per dwelling; N/A - nonresidential	14.16.080	\$39,175
Park Facilities	\$577.28 – single-family/per dwelling; \$563.96 – multifamily/per dwelling; \$0.23 per square foot - nonresidential	14.12.080 16.20.010	\$56,292
Water	\$2,336 – ¾" meter; \$5,841 – 1" meter; \$11,683 – 1 ½" meter; \$18,692 – 2" meter; \$35,048 – 3" meter; \$58,414 – 4" meter; \$116,828 – 6" meter; \$186,923 – 8" or larger meter	14.08.060	\$351,845
Sewer	\$1,641 – ¾" meter; \$4,103 – 1" meter; \$8,205 – 1 ½" meter; \$13,127 – 2" meter; \$24,614 – 3" meter; \$41,023 – 4" meter; \$82,046 – 6" meter; \$131,274 – 8" or larger meter	14.04.060	\$247,172