



City of New Berlin NEW HOUSING FEE REPORT 2025



City of New Berlin – 3805 S. Casper Drive, New Berlin, WI 53151



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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 2025 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) 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 2025 are not included in this report.

III. Residential Development Fees

The fees listed in the table below reflect the City of New Berlin’s permit fees for 2025. These fees are as outlined in the Wisconsin Uniform Building Code Schedule of Permit Fees (Appendix A).

Plan Examination Fee (1-2 Family)	\$300.00
New Residential	\$0.44 sq. ft. (min. \$160) + \$300.00
Residential Alterations (1-2 Family)	\$0.44 sq. ft. (min. \$160) + \$60.00
Residential Additions	\$0.46 sq. ft. (min. \$160) + \$120.00
Impact Fees (Single Family)	\$154.00 Library \$142.00 Park \$174.00 Fire and Rescue = \$470.00 Total/ Lot * 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.

* \$50 Filing fee applicable for noted applications.

IV. Residential Development Fees Collected in 2025

	Number of Permits/Projects	Total Fees Collected	Fee Per Project
New Single Family Homes*	33	\$156,969.31	\$4,756.65
New Duplex Units	0	\$0	\$0
Residential Alterations	193	\$112,863.20	\$584.78
Residential Additions	32	\$34,159	\$1,067.47
Impact Fees	33	\$15,510	\$470
Parkland Dedication	N/A – Unless 235-34 is utilized.		
Public Site and Open Space Fee	9	\$43,576.56	\$4,841.84
Final Plats	1	\$2,150	\$2,150
Certified Survey Maps	16	\$3,900	\$243.75
Erosion Control Fees	33	\$6,765	\$205.00
Storm Water Management Fee	N/A		
Water or Sewer Hook-up Fees	No hook-up fee. 5 new residential meters were installed in 2025.		

* NOTE: Number of permits/projects indicates the number of applications received by the City between January 1 and December 31, 2025. Permits applied for at the end of the year may not have been issued by December 31st.

** 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).

Appendix A

Wisconsin Uniform Building Code Schedule of Permit Fees 2025

Adopted 1/11/2023 / Effective 4/1/2023

A.	Minimum permit fee for all permits	\$65.00
B.	Residence – One and Two Family and Attached Garages	\$0.44/sq. ft. \$160 min.
C.	Residences and Apartments, Three Family and Over, Row Housing, Multiple Family Dwellings, Institutional	\$0.46/sq. ft.
D.	Residences - Additions	\$0.44/sq. ft. or fraction thereof
E.	Local Business, Office Buildings or Additions Thereto	\$0.42/sq. ft. or fraction thereof
F.	Manufacturing or Industrial (Office Areas to be Included Under E)	\$0.36/sq. ft. or fraction thereof
G.	Permit to start construction of footings and foundations	
	(1) Multi-Family, Industrial and Commercial	\$330.00
	(2) One and Two-Family	\$250.00
H.	Agriculture Buildings, Detached Garages and Accessory Buildings	\$0.36/sq. ft. or fraction thereof
I.	All other buildings, structures, alterations and repairs where square footage cannot be calculated	\$15.00/\$1,000 valuation
J.	Heating, Incinerator Units, Wood Burning Appliances, Energy Recovery Ventilators, Heat Pumps, and Split HVAC Units	\$62.00/unit, up to and including 150,000 BTU units. Additional fee of \$22.00/each 50,000 BTU or fraction thereof. \$995.00 maximum.
K.	Commercial/Industrial Exhaust Hoods and Exhaust Systems	\$210.00/unit
L.	Heating and Air Conditioning Distribution Systems	\$2.40/100 sq. ft. of conditioned area with a \$65.00 minimum
M.	Air Conditioning, Heat Pumps, and Split HVAC Units	\$65.00/unit up to 3 tons of 36,000 BTU's. Additional fee of \$22.00 each ton or 12,000 BTU's of fraction thereof. \$995.00 maximum/unit.

N.	Wrecking, Razing and Interior Demolition Fees may be waived at the discretion of the Building Inspector	\$102.00 minimum plus \$0.14/sq. ft. with \$995.00 maximum fee per building
O.	Moving buildings over public ways	\$270.00 plus \$0.14/sq. ft.
P.	Re-inspection	\$65.00/inspection
Q.	Plan Examination:	
	(1) One and Two Family Residence 0 to 3,000 square feet Over 3,000 square feet	\$300.00 \$300.00 plus \$0.10/square foot for floor area greater than 3,000 square feet
	(2) Apartment, Three Family Residence, Row Housing, Multiple Family Buildings	\$355.00 plus \$32.00/unit
	(3) Commercial/Industrial – New Commercial/Industrial – Alterations & Additions	\$355.00 \$355.00
	(4) Additions to One and Two Family Dwellings	\$120.00
	(5) Alterations to One and Two Family Dwellings	\$70.00
	(6) Accessory Buildings, greater than 120 sq. ft.	\$85.00
	(7) Decks, Swimming Pools	\$65.00
	(8) Renewable Energy Systems a. Residential b. Commercial	\$65.00 \$162.00
	(9) Heating plans, lighting and energy calculations to heating plans submitted separately	\$81.00 each
	(10) Priority Plan Review – At the discretion of the DCD Inspection Services Division 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.	
	(11) Resubmission of previously approved plans	\$65.00
R.	Special Inspections, other than normal working hours and reports	\$205.00
S.	Wisconsin Uniform Building Permit Seal	\$80.00
T.	Occupancy Permits	
	(1) Residential and multi-family addition, alteration, or accessory building over 120 sf.	\$65/unit
	(2) Commercial/Industrial – New, Alterations and Additions	\$255.00
	(3) Temporary Occupancy Permits (6 mo. or less)	\$102.00

U.	Pools – In Ground/Above Ground/Spas	\$15.00/\$1,000 valuation \$65.00 min. and \$540.00 max./pool or spa
V.	Accessory Structures	
	(1) Decks; less than 100 sf	\$100.00
	(2) Decks; 100 sf or more	\$190.00
	(3) Sheds & commercial tents – 400 sf or more and 50 or more occupants	\$65.00
W.	Erosion Control Fees:	
	(1) One and Two Family Lots	\$205.00/lot
	(2) Multi-Family Lots	\$240.00/bldg. plus \$6.50/1,000 sq. ft. of disturbed lot area with a \$2,640.00 maximum
	(3) Commercial Lots	\$240.00/bldg. plus \$6.50/1,000 sq. ft. of disturbed lot area with a \$2,640.00 maximum
	(4) Industrial Lots	\$240.00/bldg. plus \$6.50/1,000 sq. ft. of disturbed lot area with a \$2,640.00 maximum
	(5) Institutional Lots	\$240.00/bldg. plus \$6.50/1,000 sq. ft. of disturbed lot area with a \$2,640.00 maximum
	(6) Other	\$65.00 minimum
X.	Reroofing, residing and trim	
	(1) Residential	\$65.00
	(2) Commercial	\$15.00/\$1,000 valuation with a \$330.00 maximum/building
Y.	Renewable Energy Systems (Solar, Wind, Geothermal, Hydro)	
	(1) Residential	\$15.00/\$1,000 valuation with a \$270.00 maximum/building
	(2) Commercial	\$15.00/\$1,000 valuation with a \$540.00 maximum/building
Z.	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.	
AA.	Failure to obtain permit before work commences	Double fees – 1 st Offense Triple Fees – Subsequent Offenses

* Permits may be obtained individually or on one form in the categories of construction, heating, ventilation and air conditioning, electrical and plumbing.

* An additional fee for plan review may be assessed at the time of application for renewal of the permit.

* Fees for One & Two-Family Dwelling Interior alterations/remodeling, repair and restoration projects (basement build-outs/specialty rooms, kitchen/bathroom remodeling, fire/water damage or similar work) shall be based on square footage of work area and the calculation method under Item B. above. Work area shall be determined by the DCD Inspection Services Division.

Additional fees in this table may also apply.

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

City of New Berlin Revised Impact / Platting Fee Schedule

March 23, 2012

Facility	Single Family	Multi-Family	Industrial	Retail
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
Sub-Total	\$470.00	\$326.00	\$0.0074	\$0.1200

Platting / Per Unit Fees*		
	Residential	Non-Residential
Public Site**	\$1,807.60	\$946.14 + \$100/acre
Open Space	\$130.00	\$260.00
Total	\$1,937.60	\$1,206.14 + \$100/acre

Appendix C

City of New Berlin Application Information and Links

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=

> 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=>