

**2016  
TOWN OF RIVER FALLS  
Building and Zoning Fee Schedule**

**BUILDING PERMIT FEES:**

Auxiliary Buildings:	\$110.00 per building Under \$2500 value – no permit required
Agriculture Buildings:	\$110.00 per building Under \$2500 value – no permit required
Commercial and Industrial (New)	
Less than 10,000 Sq. Ft	\$1100.00
More than 10,000 Sq. Ft.	\$2200.00
Site Plan review	\$110.00 (Plus Town Engineer Review Fee)
Commercial and Industrial (Remodel)	
Small	\$220.00
Large	\$440.00
Dwellings:	
New, including attached garage	\$1100.00
Additions	\$ 110.00
Attached decks (added after original house construction)	\$ 110.00
Remodel*	\$ 110.00
Documentation fee (State UDC form)	\$ 30.00 (state sets this fee)
Swimming Pool (In-ground)	\$110.00

\*No permit needed for replacement of already permitted items (windows, siding, shingles) or repainting. Damage by fire or wind – Any damage that exceeds \$2500 (unless already exempted) would require a remodel permit

**BUILDING INSPECTION FEES:**

- New one and two family dwelling & commercial construction: \$800.00 flat fee plus \$.10 per square foot.
- Modular or manufactured assembled home to be placed upon a permanent basement foundation shall be \$600.00 flat fee plus \$.10 per square foot. - Above fees include the construction of attached structures that are part of the submitted plan, such as an attached garage, deck, or porch.
- Manufactured assembled home to be placed upon a slab, piers, or non - permanent foundation shall be \$450.00 flat fee.
- Any building cost (additions, alterations, or remodeling) over \$100,000.00 will be considered new construction. Building cost will be measured according to the RS Means Standard if applicable.

- Any building cost (additions or *remodeling*) under \$100,000 will be charged per inspection type, types listed under Services. Fee's for one and two family dwellings will be \$60.00 per inspection type and fees for commercial buildings will be \$100.00 per inspection type, number to be determined by building inspector at plan review. Building Cost will be measured according to the RS Means Standard if applicable.
- Permit Renewal Fee: Half original fee minimum \$50.00 maximum \$250.00
- Re-inspection fee \$60.00 for One & Two family dwelling, \$100.00 for Commercial

**IMPACT FEES:**

New single family dwelling	\$1298.70
New duplex	\$2597.40
Industrial/Commercial	Impact fee will be calculated.

**SITE INSPECTION REVIEW FEES:**

Building site review	
Non-dwelling in A1 & A2	\$ 66.00
Dwelling and non-dwelling in R-1 & R-2	\$ 66.00
Dwelling in A-1 & A-2	\$154.00
Driveway site review:	\$ 66.00
If combined with building site review	
In R-1 & R-2	\$110.00
In A-1 & A-2	\$176.00
Transfer of dwelling site	
In A-1 & A-2	\$385.00

**PERMITS, MISC:**

Gathering, Medium (300-500 people)	\$ 30.00
Gathering, Large (over 500 people)	\$ 50.00
Holding Tank	\$ 60.00
Public road access by another unit of government	\$ 300.00
Sign (maximum 32 Sq. Ft. – each side)	\$ 75.00
Structure moving (includes road inspection)	\$300.00
Tower (Fee plus town Engineer fee)	\$3000.00
Class 2 Colocation	\$500.00
Utility	\$175.00
Antenna Change (based on current state statutes)	

**LAND DIVISION:**

Certified Survey Map:	\$330.00 for one lot. \$66.00 per additional lot
Subdivision or Plat	\$770.00 for one lot \$132.00 per additional lot

**ZONING:** (All fees include publication cost)

Conditional Use Permit	\$ 260.00
Zoning District Change	\$ 660.00
Variance	\$ 660.00

**APPEALS:** All fees include publication cost

Administrative	\$660.00
Impact Fee	\$550.00