3C Inspect LLC — 2027 Permit Fee Schedule Update Summary

Implementation summary for participating municipalities, effective January 1, 2027.

Purpose

This document summarizes the final 2027 permit fee schedule for municipal implementation. It highlights the principal fee updates and application rules that take effect January 1, 2027.

The schedule is intended to better cover the administrative cost of small permits, improve consistency across permit types, and avoid repeated application charges on ordinary bundled multi-trade work.

Core change: processing/admin fee

Fee: $40 per application, charged once regardless of the number of included permits.

The fee helps cover intake, review, recordkeeping, scheduling, communication, and file maintenance. It is charged once for an ordinary application even when multiple building or trade permits are included.

A project that includes both an addition and alterations is the exception: it requires two applications, and the $40 fee applies to each application.

Key updates in the final 2027 schedule

Item	Final 2027 rule	Practical application
Processing/admin fee	$40 per application	Charged once per application, not once per included permit.
Addition + alteration projects	Two separate permit applications	One application for the addition and one for alterations. Each is calculated under its corresponding fee section, and each receives one $40 processing/admin fee.
Alterations and repairs	1% of applicable construction cost	Building, electrical, plumbing, and HVAC: $75 residential minimum or $150 commercial minimum per applicable permit category.
New one- and two-family dwellings	One combined $1,800 minimum per building	Applies once to a one-family dwelling or duplex building, not once per duplex unit. The higher calculated total applies.
Fire suppression and fire alarm	One combined system-inspection permit when both are included	Existing-system alterations use the applicable Group 1, 2, or 3 square-foot rate for the area served, with $100/$150/$150 minimums.
Plan review	Residential: $100 one-family / $150 duplex; Commercial: $200 base + $25 per sheet over 10, maximum $600	Commercial plan review includes local compliance review, coordination of conditions, recordkeeping, and plan tracking.
Building groups	Group 1, Group 2, and Group 3	New construction and additions continue to use the established square-foot rates and minimums, with the clarified group descriptions in the final schedule.
State-approved manufactured homes	One-half of standard building, electrical, plumbing, and HVAC fees, including minimums	Exempt from the $1,800 dwelling minimum. Processing/admin, plan-review, seal, and erosion-control fees remain at normal rates.
Deck permit fee	Increased from $100 to $200	No other change to the deck permit fee.
Special inspections / SBD-8102	$400 per required special inspection category	Covers local administration and tracking. Owner-paid third-party inspection or testing costs remain separate.
Service rate outside normal inspections	$110 per hour, billed in 15-minute increments	Applies to extra services, code consultation, research, permit-history research, meeting time, and similar work outside normal inspections.

How the $40 processing/admin fee works in practice

For a standard application, each included permit category is calculated under the applicable fee rule. The $40 processing/admin fee is then added once to that application. Multiple permit categories may be included on one application unless the project includes both an addition and alterations to the existing building.

Separate-application rule for additions and alterations

Projects that include both an addition and alterations to the existing building must be submitted as two separate permit applications: one for the addition and one for the alterations. The addition is calculated under the new construction and additions section; the alterations are calculated under the alterations and repairs section. The $40 processing/admin fee applies to each application.

Examples

Example 1 — Single-category furnace changeout

Assume the reported HVAC cost is low enough that the residential minimum applies.
Permit fee: $75 minimum
Processing/admin fee: $40
Total: $115
One application; one processing/admin fee.

Example 2 — Small bathroom remodel

Building, electrical, plumbing, and HVAC are included on one application, and each residential minimum applies.
Permit fees: 4 × $75 = $300
Processing/admin fee: $40
Total: $340
The application receives one $40 charge, not four.

Example 3 — Commercial alteration

Building, electrical, and HVAC are included, and each commercial minimum applies.
Permit fees: 3 × $150 = $450
Processing/admin fee: $40
Total: $490
A higher valuation-based amount applies when it exceeds a minimum.

Example 4 — Addition plus existing-building alterations

Submit two permit applications.
Addition application: applicable square-foot rate and minimum + $40
Alteration application: 1% of applicable construction cost and minimum + $40
The two portions are not combined before applying minimums.

New one- and two-family dwelling minimum

$1,800 combined minimum — one minimum per dwelling or duplex building

If the combined calculated total exceeds $1,800, the higher calculated total applies. The minimum applies once per duplex building, not per unit. State-approved manufactured homes are exempt.

The $40 processing/admin fee is included when the $1,800 minimum is applied and is not added again after the minimum.

- Included: building, electrical, plumbing, and HVAC permit fees; applicable combined fire-system inspection permit; processing/admin fee; residential plan review; required Wisconsin Uniform Building Permit seal; and applicable erosion-control fee.
- Additional: reinspection, early-start, double-fee, renewal/extension, and special-inspection administration charges.

Summary takeaway

Clearer fees and application handling

The final 2027 schedule raises the floor on small permits while preserving one processing/admin charge for ordinary bundled multi-trade applications. Projects containing both an addition and alterations are split into two applications so each portion is calculated under the correct fee method. The final fee schedule remains the controlling document for every rate, minimum, fee, service, and application requirement.