3C Inspect LLC — 2027 Permit Fee Schedule

Standard fee schedule for implementation by participating municipalities, effective January 1, 2027.

General notes

- Areas included for square-foot fee calculation include all floor levels, basement, attached garages, and all spaces enclosed and under roof.
- Square footage for fee calculation is determined by the Building Official.
- Construction cost includes labor and materials. When more than one permit type applies, costs must be reported separately for each applicable permit type. Projects with no labor cost may have material cost doubled for fee calculation.
- All permit fees are rounded to the nearest dollar.
- Work started without a required permit is subject to double the applicable permit fee(s).
- Permit processing/admin fee is charged once per application.

Application requirements

Permit processing/admin fee

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

Projects involving 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. Each application must include the applicable building and trade permits for that portion of the work. The addition application is calculated under the new construction and additions section, and the alteration application is calculated under the alterations and repairs section. The $40 processing/admin fee applies to each application.

Building groups (for new construction/additions)

Group	Description
Group 1	Single-family dwellings and duplexes; including accessory dwelling units (ADUs) and related residential accessory structures such as attached/detached garages, sheds, decks associated with the dwelling, and small residential pole buildings (accessory to a single-family or duplex).
Group 2	All other residential occupancies (three units or more), townhouses, hotels and motels; and most public/commercial occupancies including offices/professional services, retail/mercantile, restaurants/food service, assembly/event spaces/churches, schools/educational, child-care/daycare, clinics/medical offices, gyms/recreation, banks, personal service businesses (salons, etc.), and other similar commercial/public uses not classified in Group 1 or Group 3.
Group 3	Warehouses and storage buildings (including large shell storage buildings and self-storage facilities), distribution centers, manufacturing/factories, fabrication/industrial shops, contractor shops/yards buildings, vehicle service/maintenance shops, agricultural and utility buildings, utilities/plants/pumping stations, and large pole buildings used for storage/industrial/ag/utility purposes, and other industrial/storage buildings not classified in Groups 1–2.

New construction and additions — square-foot-based fees

Permit type	Group	Rate	Minimum
Building permit	Group 1	$0.15 / sf	**$100 minimum**
Building permit	Group 2	$0.30 / sf	**$150 minimum**
Building permit	Group 3	$0.20 / sf	**$150 minimum**
Electrical permit	Group 1	$0.060 / sf	**$100 minimum**
Electrical permit	Group 2	$0.060 / sf	**$150 minimum**
Electrical permit	Group 3	$0.050 / sf	**$150 minimum**
Plumbing permit	Group 1	$0.060 / sf	**$100 minimum**
Plumbing permit	Group 2	$0.060 / sf	**$150 minimum**
Plumbing permit	Group 3	$0.050 / sf	**$150 minimum**
HVAC permit	Group 1	$0.060 / sf	**$100 minimum**
HVAC permit	Group 2	$0.060 / sf	**$150 minimum**
HVAC permit	Group 3	$0.050 / sf	**$150 minimum**
Automatic fire suppression and/or fire alarm system inspection permit	Group 1	$0.060 / sf	**$100 minimum**
Automatic fire suppression and/or fire alarm system inspection permit	Group 2	$0.060 / sf	**$150 minimum**
Automatic fire suppression and/or fire alarm system inspection permit	Group 3	$0.050 / sf	**$150 minimum**

Automatic fire suppression and fire alarm systems are treated as one combined system-inspection permit when both are included in the same project.

1- and 2-family dwelling minimum permit fee

For each new one-family dwelling or duplex building, the combined permit total is subject to a $1,800 minimum. The minimum applies once per duplex building, not per unit. If the calculated combined total exceeds $1,800, the higher total applies. State-approved manufactured homes are exempt from this minimum.
The combined permit total includes building, electrical, plumbing, and HVAC permit fees; the applicable combined fire-system inspection permit fee; the $40 processing/admin fee; residential plan review; the required Wisconsin Uniform Building Permit seal; and the applicable erosion-control fee. Reinspection, early-start, double-fee, renewal/extension, and special-inspection administration charges are additional.

Alterations and repairs — fee calculations

Permit type	Calculation	Minimum
Building permit	1% of building construction cost	**Residential $75 minimum; Commercial $150 minimum**
Electrical permit	1% of electrical construction cost	**Residential $75 minimum; Commercial $150 minimum**
Plumbing permit	1% of plumbing construction cost	**Residential $75 minimum; Commercial $150 minimum**
HVAC permit	1% of HVAC construction cost	**Residential $75 minimum; Commercial $150 minimum**
Automatic fire suppression and/or fire alarm system alteration inspection permit	Applicable group square-foot rate applied to the area served by the system work.	**Group 1: $100 minimum; Group 2: $150 minimum; Group 3: $150 minimum**

Plan review fees

Residential plan review

Dwelling type	Plan review fee
One-family dwelling	**$100**
Two-family dwelling (duplex)	**$150**

Commercial plan review and compliance review fee

Project type	Plan review fee
Commercial projects requiring plan documents, including projects with DSPS-approved plans; covers local compliance review, coordination of conditions, recordkeeping, and plan tracking.	**$200 base + $25 per plan sheet over 10 sheets (maximum $600)**

Special inspections (SBD-8102) — administration fee

Fees are charged per the state-required individual special inspection category as identified on the approved SBD-8102 schedule.
Fee: $400 per required special inspection category.

• Special cases determined by DSPS	• Soils and deep foundations
• Structural steel (bolting, welding, NDT, cold-formed steel)	• Fabricated items / fabricator approval
• Concrete construction (reinforced, precast/prestressed, post-installed anchors)	• Wind resistance
• Masonry construction	• Seismic resistance / seismic testing
• Structural wood construction	• Fire-resistive / envelope / firestopping / smoke control items (as applicable)

Miscellaneous fees and requirements

A specifically listed fee or calculation controls over the general square-foot and valuation-based fee tables.

Item	Description	Fee
Deck permit fee	Applies to construction, replacement, or enlargement of a deck. The $200 fee replaces the general square-foot or valuation-based building fee for the deck work. Separate electrical, plumbing, HVAC, or other trade work remains subject to the applicable trade permit fee.	**$200**
Fence permit fee	Applies to installation or replacement of a fence.	**$100**

Item	Description	Fee
Manufactured home permits (state-approved)	State-approved manufactured homes are exempt from the $1,800 dwelling minimum. Standard building, electrical, plumbing, and HVAC permit fees, including the applicable minimums, are reduced by one-half (½). Processing/admin, plan-review, seal, and erosion-control fees remain at their normal rates.	**½ of standard fees**
Moving of buildings/structures	½ of rates charged for new construction.	**Minimum $200 per structure**
Demolition	Residential / Commercial	**$100 residential; $200 commercial**
Permit to start early construction	Residential / Commercial	**$200 residential; $400 commercial**
Wisconsin Uniform Building Permit seal	Per seal	**$60**
Reinspection fee	Work not ready; corrections not completed; or no access at scheduled inspection.	**$150 per reinspection**
Erosion control permit	Residential / Commercial	**$200 residential; $300 commercial**
Permit renewal / extension	Extend an active permit beyond its expiration term.	**50% of original permit fee per extension term**
Verification letter / compliance letter	Per request	**$110**
Service rates (outside normal inspections)	Extra services / code consultation / research / permit history research / meeting time: $110 per hour, billed in 15-minute increments.	