

2025

PARK IMPACT FEE INCREASES

Park impact fees are based on the Needs Assessment and Ordinance effective January 1, 2017. Fees are broken into 2 components: Park-Infrastructure Impact Fee and Park-Land Impact Fee.

➤ **PARK-INFRASTRUCTURE IMPACT FEES**

Increased 0.87% based on the Construction Cost Index. The 2025 fee is shown below:

Park-Infrastructure Impact Fee	
	2025 Rate
Single Family/Duplex	\$2,044.53
Multi-Family	\$1,388.13
Large Multi-Family (4+ bdrms)	\$2,694.20
Age Restricted Multi-Family	\$1,084.14
Group Living Quarters	\$776.11

➤ **PARK-LAND IMPACT FEES** are based on the city-wide average assessed value of land of **\$4.74/SF** as of Jan 1, 2025.

Park-Land Impact Fee	Base square footage per	
	Ordinance Dec. 2016	2025 Rate
Single Family/Duplex	1,081	\$5,123.94
Multi-Family	734	\$3,479.16
Large Multi-Family (4+ bdrms)	1,424	\$6,749.76
Age Restricted Multi-Family	573	\$2,716.02
Group Living Quarters	410	\$1,943.40

➤ **TOTAL COMBINED FEES:**

COMBINED FEES	
Single Family/Duplex	\$7,168.47
Multi-Family	\$4,867.29
Large Multi-Family (4+ bdrms)	\$9,443.96
Age Restricted Multi-Family	\$3,800.16
Group Living Quarters	\$2,719.51

PAYMENT OPTIONS:

Park-Infrastructure impact fees and Park-Land impact fees shall be paid for this project. All park impact fees shall be payable in full, at the annually adjusted rate then in effect, at the time of issuance of any building permit under Chapter 29 of the Madison General Ordinances. Checks shall be payable to the *City of Madison Treasurer*. All questions, payments and deliveries shall be made to the office of the Madison Parks Division. Prior to City signoff on this project, the developer shall select one of the following options for paying these fees:

1. Payment of all fees in a lump sum prior to City signoff on the project.

2. If the total park impact fees due for a development are greater than \$100,000, the City, upon request, may accept a letter of credit, or other cash equivalent, from a developer to satisfy the impact fees, provided any such instrument is on terms and conditions acceptable to the Finance Director. The decision whether to accept such a form of payment is the City's alone.
3. Where the Developer has elected to defer the impact fee payments until such time as the building permits are applied for, the following shall be required prior to sign off of the project:
 - a) The Developer shall execute a Declaration of Conditions, Covenants and Restrictions and an Impact Fee Schedule for all lots with outstanding fees due, which shall be recorded at the Dane County Register of Deeds and will serve as notification for future lot owners of the fees that are due and payable upon issuance of any building permit. A recording fee may apply.
 - b) All outstanding Park-Infrastructure impact fees are indexed each year at the rate established by the Construction Cost Index, per the Madison General Ordinance Chapter 20. All outstanding Park-Land impact fees will be based on the city-wide average assessed value of land per square foot, as of January 1 of each year, per the Madison General Ordinance Chapter 20.
 - c) The Developer shall put the following note on the face of the subdivision plat/CSM or development plans:

LOTS / BUILDINGS WITHIN THIS SUBDIVISION / DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
4. If the total amount of impact fees due for a development, including park impact fees and other impact fees, will be more than seventy-five thousand dollars (\$75,000), a developer may defer payment of the impact fees for a period of four (4) years from the date of the issuance of the building permit or until six (6) months before the City incurs the costs to construct, expand, or improve the public facilities related to the development for which the fee was imposed, whichever is earlier. If the developer elects to defer payment under this provision, the developer shall maintain in force a bond or irrevocable letter of credit, on terms agreeable to the City, in the amount of the unpaid fees executed in the name of the City. A developer may not defer payment of impact fees for projects that have been previously approved. A developer must elect the deferred payment option under this subdivision prior to the issuance of the building permit.

LOW COST HOUSING EXEMPTION:

Pursuant to the authority established under Wis. Stat. § 66.0617(7), and in the interests of promoting the development of low-cost housing in the City, low-cost housing is exempt from park impact fees beginning January 1, 2017. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.

Park impact fees will be exempt for developments that meet the "low-cost housing" requirements, as defined as rental or owner-occupied housing units that are affordable as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). The determination whether a proposed development will create low-cost housing, and how much low-cost housing it will create, shall be made by the Community Development Division. Please contact John Vogt (jvogt@cityofmadison.com) in the Community Development Division if you have questions about certifying units under the Low Cost Housing Exemption.