

# Sensible Land Use Coalition

Priced Out Report Response





# Key Takeaways

- Incomplete
- Inaccurate
- Not Transparent



\*City comments highlighted below

## BUILDER B

LAKEVILLE, MN | 2,500 SQ FT | \$402,990 SALES PRICE

For the City of Lakeville in the south metro, Builder B provided information on a phased development, with the costs of infrastructure paid at the initial phase allocated across the lot in the final development. This development included a **private pool** for the Homeowners Association, which added **\$5,614** to the home.

Per the agreement with the city, the developer was responsible for the standard improvements of streets and utilities within the development, as well as offsite improvements to a local road, which cost \$2,614 per home. Trails were also included in the development agreement and the developer was given partial credit for park fees already paid. **Oversizing sewer and water lines added \$8,923 per home.** **No recognition of credits to developers**

### HOME OVERVIEW

Bedrooms	4
Bathrooms	38
Basement	Unfinished
Garage Stalls	3



### HOME PRICE TOPLINES \$402,990.00

LAND COSTS	\$99,271.00	CONSTRUCTION	\$220,412.00
ADMINISTRATION	\$59,128.00	PROFIT	\$24,179.00

### LAND COSTS \$99,271.00

Raw	\$29,086.00
Necessary Improvement	\$48,638.00
Other Improvements	\$21,990.00

### CONSTRUCTION \$220,412.00

Labor & Materials	\$209,593.00
Permitting	\$10,819.00

### CODE & REQUIREMENTS CHANGES SINCE 2015 \$10,200.00

### INFRASTRUCTURE \$27,260.00

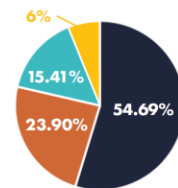
Met Council Fees	\$6,585.00
Trunk & Connection Fees	\$1,232.00

### BUILDING CODE \$2,950.00

Bedrooms	4
Bathrooms	38
Basement	Unfinished
Garage Stalls	3
Efficiency Rating (HERS)	51
Lot Size	0.20 Acres

### REGULATORY COSTS 20.78%

### TOTAL HOME COSTS



■ Construction ■ Administration  
■ Land Costs ■ Profit

### INFRASTRUCTURE \$27,260.00

Met Council Fees	\$6,585.00
Trunk & Connection Fees	\$1,232.00
In-Dev Infrastructure	\$8,966.00
Area Wide Improvements	\$2,614.00
Grading	\$7,863.00

### ENGINEERING \$12,876.00

Plan/Design	\$12,786.00
Other	
Wetland	

### STORMWATER \$9,034.00

Construction Stormwater	\$4,000.00
Permanent Treatment	\$5,034.00

### GREEN SPACE \$9,695.00

Park Dedication	\$3,781.00
Tree Preservation/Landscape	\$300.00
Other Open Space	\$5,614.00

↑ Not required

### ADMINISTRATION \$59,128.00

### CHANGES SINCE 2015 \$10,200.00

#### BUILDING CODE \$2,950.00

Window Fall Protection	\$450.00
Basement Rocking	\$1,000.00
Passive Radon	\$1,500.00
Misc.	

#### PLUMBING CODE: BACKFLOW PREVENTER \$250.00

#### ENERGY CODE \$7,000.00

Rating & Testing	\$1,000.00
Ext. Foundation Insulation	\$2,000.00
Balanced Ventilation	\$2,500.00
Rigid Ducting	\$1,500.00

#### CITY INSPECTION/REVIEW \$7,830.00

Building Permit Fees (Less SAC & WAC)	\$7,234.00
Plan Review	\$596.00
Inspections (10)	

### PROFIT \$24,179.00

Lakeville, Minnesota—Positioned to Thrive



**ON A \$415K HOUSE, 4.1% OF THE PRICE, OR \$17K\* IN CITY FEES, PROVIDES NEW HOME OWNERS:**



\*Complete details on reverse side



### **BUILDING INSPECTION**

**\$3271\***

Average 15-20 inspections to ensure house is built safely & to code

### **WATER CONNECTION**

**\$4100**

Funds water towers, treatment facilities & wells needed for a growing city



### **PARK DEDICATION**

**\$4294**

Construction of new parks and trails

### **STORM WATER MANAGEMENT**

**\$2332**

Keeps storm water in the right place & protects wetlands, rivers & streams



### **NEW ROADS INSPECTED**

**\$1110**

Developers build the roads, but the City inspects & monitors construction to ensure they are built correctly

### **SANITARY SEWER CONNECTION**

**\$825**

When you flush, that stuff needs to travel through pipes to regional treatment facilities



### **TRAFFIC CONTROL, STREET SIGNS & MAP FEES**

**\$140**

New streets need signs & street lights; data is shared with map applications so friends & family can find your home



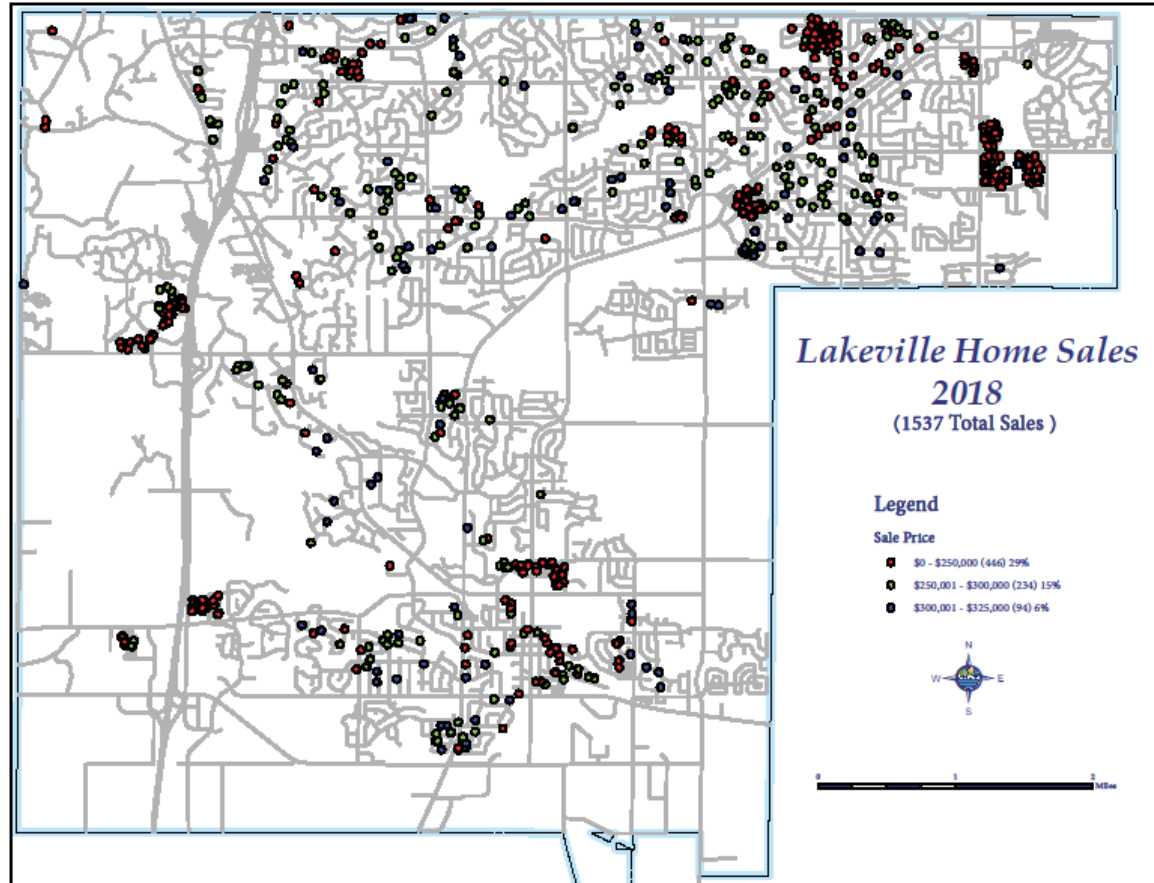
Development Phase	Amount
Engineering Development Contract Administration	732.64
Engineering Development Inspection	377.65
Environmental Resources Fee	57.52
GIS Mapping Fee	90.00
Park Dedication in Lieu of Land (Low Density)	4,294.00
Platting	42.96
Sanitary Sewer Availability	327.00
Storm Sewer Area Charge	2,331.75
Street Lights	36.48
Traffic Control Signs	49.72
<b>Estimated City Fees Per Lot</b>	<b>\$ 8,339.72</b>

Building Phase	Amount
Water Connection	4,100.00
Water Meter and Pressure Reducing Valve	480.00
Sanitary Sewer Connection	825.00
Building Permit	2,292.75
Plan Check Fee (Review Building Plans)	573.19
Plumbing Permit	90.00
Water/Sewer Permit	90.00
Mechanical Permit	90.00
Electrical Permit	135.00
<b>Estimated City Fees Per Lot</b>	<b>\$ 8,675.94</b>

} \$3271

<b>Estimated Total City Costs</b>	<b>\$ 17,015.66</b>
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Other Fees Collected by City (Passed Through to Outside Agencies)	
Metropolitan Council - SAC Unit	2,485.00
State of Minnesota - State Surcharge	153.00
Other Escrows (Returned to Builder Upon Completion)	
City of Lakeville - Landscaping	1,000.00
City of Lakeville - Erosion Control	1,000.00



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