

Fiscal Estimate Narratives

DOR 5/22/2023

LRB Number	23-3065/1	Introduction Number	SB-0296	Estimate Type	Original
Description judicial review of local governmental decisions related to certain land development, local approval of residential housing development, and amendment of zoning ordinances					

Assumptions Used in Arriving at Fiscal Estimate

The bill requires political subdivisions to approve certain permit applications related to residential housing development that are consistent with certain local requirements and limits the authority of a political subdivision to impose a supermajority requirement for a zoning ordinance amendment. The bill also specifies procedures that apply to judicial review of certain local determinations related to land use.

The bill would have an indeterminate effect on the supply of residential housing. Based on statewide real estate transfer data, and a predominate residential single-family use, the average land only transaction price has risen from \$64,300 in 2010 to \$108,400 in 2022. Average transaction prices varied by county.

In Dane County, the average transaction price rose from \$103,400 to \$221,500 in 2022. In Waukesha County, average transaction prices rose from \$124,000 in 2010 to \$207,400 in 2021 while falling to \$202,300 in 2022. Comparatively, for Brown County average transaction prices rose from \$54,000 in 2010 to \$105,900 in 2021 while falling to \$96,700 in 2022. In La Crosse County, average transaction prices rose from \$56,300 in 2010 to \$99,800 in 2022.

Multi-family transaction prices varied due to characteristics of specific developments, such as property size, of which are not all reported in the data. However, statewide multi-family transactions were 64 in 2010 and peaked at 154 in 2021 while declining slightly to 109 in 2022.

The department does not have any administrative costs associated with the bill.

Long-Range Fiscal Implications