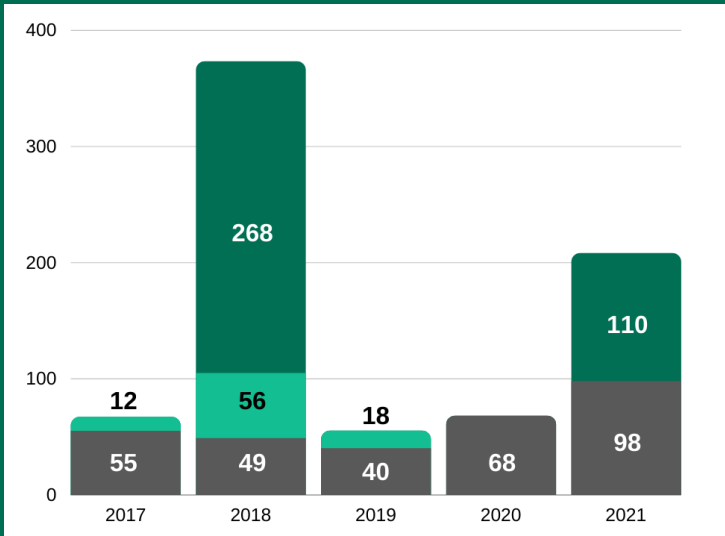




# CHANHASSEN HOUSING COLLECTION

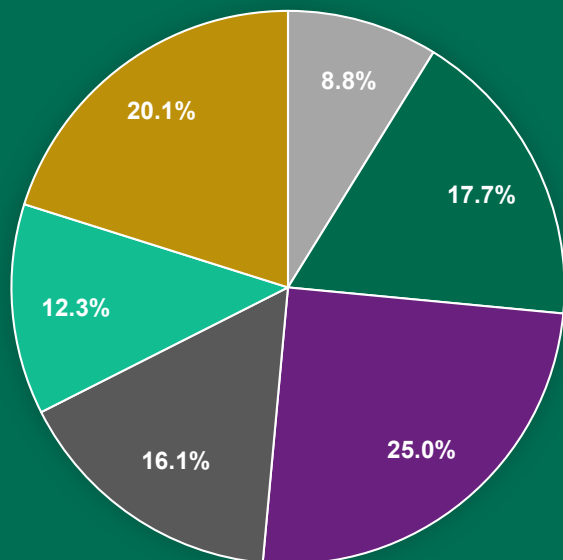
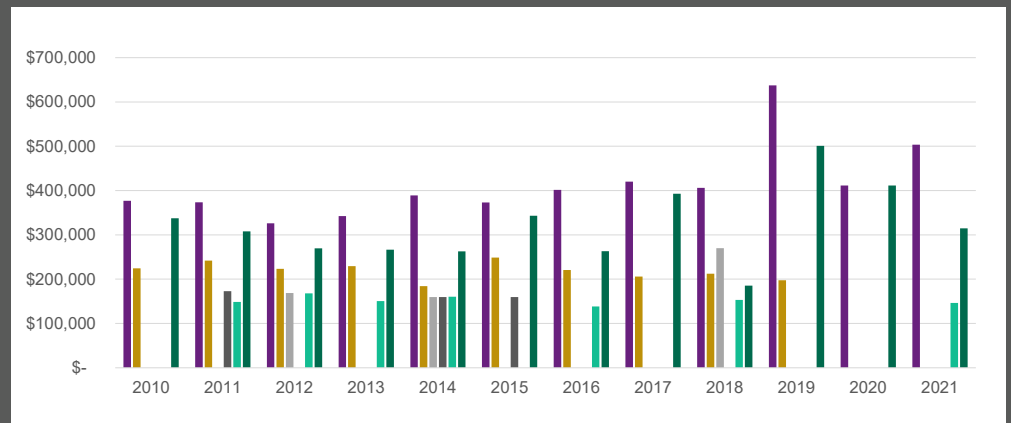


## HOUSING UNITS CONSTRUCTED

- Apartment
- Attached Single-Family
- Single-Family

## AVERAGE HOUSING PERMIT VALUATION

- SF Detached
- SF Attached
- 2 Family
- 3-4 Family
- 5 or more Family
- Average



## ASSESSED RESIDENTIAL VALUES 2021

- \$0 - \$200,000
- \$200,001 - \$300,000
- \$300,001 - \$400,000
- \$400,001 - \$500,000
- \$500,001 - \$600,000
- \$600,001+

**\$389,500**  
MEDIAN VALUE

**\$475,075**  
AVERAGE VALUE



# CITY OF CHANHASSEN

## VARIETY OF HOUSING TYPE

Chanhassen is home to a variety of lot sizes and buildings

- 6,600 Single-Family Detached Homes
- 214 Duplexes
- 1,813 Townhomes
- 1,683 Apartments

## EXQUISITE AMENITIES

Chanhassen is fortunate to have the following unique amenities

- Compact Downtown District
- Excellent School District
- Extensive and Beautiful Parks and Trails
- Preservation of Natural Features



## SMALLER LOTS DO NOT EQUATE TO AFFORDABLE HOUSING

The City of Chanhassen created the Residential Low/Medium (RLM) Zoning District to allow 9,000 square foot lots with the expectations of more affordable housing.

Chanhassen used the PUD ordinance to allow the creation of smaller lots with the expectations of affordable housing. Developers have chosen to place larger homes on smaller lots.

## CITY SUPPORTED AFFORDABLE SINGLE-FAMILY HOUSING

The use of the developed Planned Unit Development - Residential allowed smaller lot sizes.

**North Bay Townhome Development, Est. 1997**

- 76 dwelling
- Detached
- Zero lot line

- Reduced building setbacks
- Use of private streets
- Established Housing Tax Increment Financing (TIF) to require 35 of 76 units be affordable
- Annual valuation increase was limited to the average annual increase in purchase prices for single-family homes in the metropolitan area





# CITY FEES FOR NEW HOMEOWNERS BY THE NUMBERS

On a \$504K house, **5.7%** of the price, or \$28.9K in city fees, provides new home owners:



## Building Inspection

**\$6,652**

Average 15 - 20 inspections to ensure houses are built safely and to code.



## Infrastructure Water, Sewer, and Roads

**\$805**

Insures roads are built to city standards.



## Water Connection

**\$8,253**

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



## Sanitary Sewer Connection

**\$2,377**

Treatment of materials that are flushed through pipes to the regional treatment facilities.



## Park Dedication

**\$5,800**

Construction of new parks and trails.



## Traffic Control, Street Signs, & Map Fees

**\$130**

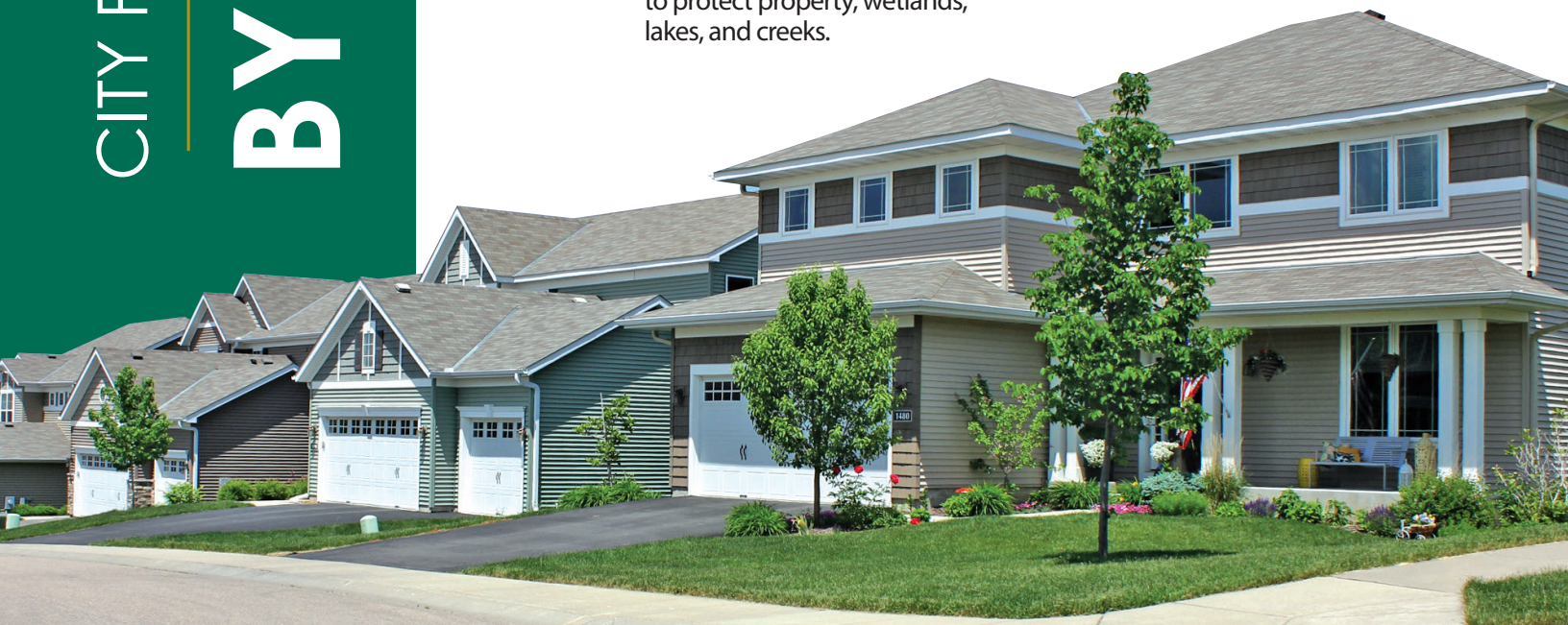
New street signs and street lights.



## Surface/Storm Water Management

**\$4,330**

Managing surface water runoff to protect property, wetlands, lakes, and creeks.





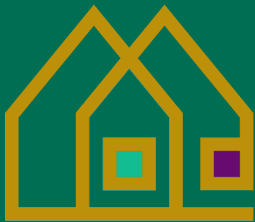
## Other Fees

Eroison  
Control  
Returned Upon Completion  
\$1,500.00

Landscaping  
Escrow  
Returned Upon Completion  
\$750.00

MCES SAC  
\$2,845.00

State  
Surcharge  
\$300.00



Permit valuation  
is based on average  
new single family  
home built in 2021.

Development data  
is based upon  
5 plats  
currently under  
development  
(128 lots).

# ESTIMATED CITY FEES ON A \$504K HOUSE

Developmental Phase	Amount
Administrative Fee	\$805.39
GIS	\$30.00
Surface Water Managment Fee (Low Density)	\$4,330.00
Park Fee (Low Density)	\$5,800.00
Sewer Hookup	\$691.00
Water Hookup	\$2,476.00
Street Lights	\$100.00
	\$14,232.39

Building Phase	Amount
Water Hookup	\$5,777.00
Water Meter	\$413.39
Sewer Hookup	\$1,611.00
City Surcharge	\$75.00
Building Permit - Valuation	\$3,449.84
Plan Check Fee	\$2,242.40
Mechanical Fee	\$320.00
Heating Fee	\$320.00
Plumbing Fee	\$320.00
Electrical Permit issued by the State	( \$7,761.32 Total Bldg. Permit ) \$195.00
	\$14,723.63
Total City Costs	\$28,956.02

Values	Fees	Percent
\$504,000	\$28,956.02	5.7%