



**Goodhue
County**
MINNESOTA

April 7, 2026
Committee of the Whole

Land Use Management -
Division of Building Services

Department Staffing

- Building Official
- Building Inspector
- Permit Technician Supervisor
- Permit Technician

Plus:

- One Administrative Assistant that provides support to all three divisions of Land Use Management
- One Director that oversees the Land Use Management Department

Enabling Authority for administration of the Building Code

- The state building code has been law since its effective date of July 1, 1972.
- The Department of Labor and Industry (DOLI) is the regulatory agency assigned to oversee the code.
- Goodhue Co adopted the state building code in 1981, 1985, and 2003
- Goodhue County's Building Official is the designed building official for all 21 townships, and for 7 cities.
- The City of Red Wing has a "in house" building division, but the Cities of Zumbrota, Pine Island, and Lake City contract with Safebuilt to be their building official.

New in 2025

- \$18,000 budgeted for online permitting software
- February of 2026 contract signed with GOGov for \$15,600. This is an annual fee.
- Two major goals will be achieved with this project:
 - Provide better customer service. Save trips to the Gov't center, track progress with permit, upload plans directly into system, search for past permits, etc.
 - The permit process will be streamlined and more efficient, with all records in one place, accessible from anywhere, by all Land Use Staff at the same time. Other Departments can also be granted access.
- Roll out to the public will begin mid-2026. Full integration with all Land Use Permits is planned for fall of 2026

Department Budgeting for a 5-year period

Revenue Snapshot

- 2021 was \$500,000
- 2022 was \$420,000
- 2023 was \$450,000
- 2024 was \$360,000
- 2025 was \$360,000

Expenses Snapshot

- 2021 was \$504,000
- 2022 was \$444,000*
- 2023 was \$444,000*
- 2024 was \$438,000
- 2025 was \$596,000

*2022 includes ARPA funded expenses of \$309,000

*2023 includes ARPA funded expenses of \$239,000

Notes and Observations:

- Revenue is dependent on the economy, and projects occurring in the County
- Expenses related to personnel costs are outpacing revenue
- In the 10-year period studied, 4 years generated more revenue than expenses, with two of those years being due to ARPA funding.
- 2025 expenses include a department reorganization and additional director hired, along with the LUM Director salary being coded to the building program instead of being split equally between the 3 divisions

Budgeting - Other expenses beyond personnel costs

- Mileage
- Education
- Office Supplies and Costs
- Vehicles: LUM has 3 total vehicles in its fleet, plus uses the motor pool
 - Environmental Health has 1 vehicle
 - Building has 2 vehicles
 - At the end of 2025, one Building vehicle was swapped with a motor pool vehicle temporarily to help balance miles on a low mileage motor pool vehicle
 - The 2027 Capital plan calls for the replacement of a 2022 ford explorer

Building Division Revenue

Detail, Explanations and Examples

Understanding How Permit Fees are Calculated

Per the MN Building Code, the cost of a building permit is comprised of the total of the following three factors:

1. Permit Fee - *based on valuation of the project*
2. Plan Review Fee - *65% of the permit fee, which was increased in 2025 from 45%*
3. State Surcharge - *based on a fee schedule in MN statute 326B.148 and is remitted to the state of MN quarterly*

Example. A permit for a new shed in Welch Twp. Construction value is \$125,000 and dimensions are 50' x 80' (4,000 sq. ft). The total cost of the permit is \$1,884.49. That is comprised of a \$1,105.75 permit fee, a \$718.74 plan review fee, and a \$60.00 state surcharge

*Exception is flat fee permits that range from \$85 to \$150

City Contracts

- All 7 of the City contracts are the same.
- The City contracts use the county's fee schedule
- The City keeps 20% of the permit fee, the County keeps 80% of the permit fee, and 100% of the plan review fee
- The state of MN get's 100% of the state surcharge
- On a \$335 permit, that would look like the following:
 - \$200 permit fee
 - \$130 plan review (65% of the permit fee)
 - \$5 state surcharge
 - The City keeps 20% of the \$200, or \$40 in this example

Revenue By Source

2025 Example:

- \$189,000 in revenue from township permits
- \$174,000 in revenue from City permits

- Township Permits are those located in any of the 21 townships, but not in cities
- City Permit revenue is from the 7 city contracts. In 2025, \$90,000 in permit revenue came from the City of Cannon Falls. Total City contract revenue for 2025 was \$174,000.

Permit Data –Single Family Home Construction in Townships from 2020 to 2025

Year	Township SFD																					
	BelleCreek	Belvidere	Cannon Falls	Cherry Grove	Featherstone	Florence	Goodhue	Hay Creek	Holden	Kenyon	Leon	Minneola	Pine Island	Roscoe	Stanton	Vasa	Wacouta	Wanamingo	Warsaw	Welch	Zumbrota	Total Township
2020	0	0	0	0	2	3	2	3	0	0	3	2	0	1	5	6	1	2	0	2	2	34
2021	4	0	2	0	2	7	3	2	0	0	1	2	1	4	1	0	2	1	1	0	1	34
2022	2	0	2	0	2	5	3	2	0	1	1	0	2	1	0	2	0	0	3	1	1	28
2023	2	1	1	1	5	5	1	1	0	1	1	0	1	0	0	1	0	1	4	2	1	29
2024	3	1	3	2	1	8	0	1	0	2	1	0	3	2	2	2	1	0	1	3	1	37
2025	1	2	1	0	0	6	1	0	0	1	3	1	2	1	0	0	0	3	1	2	2	27

Permit Data- Residential Unit Construction in Cities from 2020 to 2025

	City Single Family Detached Permits									
	Bellechester	Cannon Falls	Dennison	Goodhue	Kenyon	Wanamingo	Pine Island	Zumbrota	Red Wing	Total Cities
2020	0	12	0	3	16	17	25	22	93	188
2021	0	16	1	7	9	12	15	88	17	165
2022	0	86	3	4	6	7	2	29	98	235
2023	0	2	1	8	9	5	5	38	14	82
2024	1	13	0	6	6	3	18	14	9	70
2025	0	15	1	3	7	8	31	13	17	95

The teal color indicates Goodhue County's permitting jurisdiction. The data from Pine Island, Zumbrota, and Red Wing came from requests made by Land Use staff for their permit records

Permit Data –for Cities from 2020 to 2025

Permits for Cities in Goodhue County from 2020 to 2025											
Year	Bellechester	Cannon Falls	Dennison	Goodhue	Kenyon	Nerstrand	Wanamingo	Goodhue County Cities Total	Pine Island	Zumbrota	Red Wing
2020	5	160	6	32	81	0	66	350	150	139	787
2021	4	208	7	183	73	11	37	523	154	159	861
2022	4	1172	21	70	72	12	55	1406	469	155	998
2023	2	291	26	49	77	52	53	550	340	137	774
2024	7	128	16	68	151	25	46	441	203	204	750
2025	4	131	4	48	105	8	71	371	258	215	717

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Goodhue Co Permit Activity for 10-year period

Annual Permit Numbers and Valuations							
Year	City Permits		Township Permits		Total Permits		Inspections
	Permits	\$ Value	Permits	\$ Value	Permits	\$ Value	
2016	299	7,811,000.00	331	25,846,000.00	630	33,657,000.00	1877
2017	301	18,007,000.00	439	23,681,000.00	740	41,688,000.00	1989
2018	366	12,701,000.00	427	23,058,000.00	793	35,759,000.00	2010
2019	385	11,349,000.00	463	22,740,000.00	848	34,089,000.00	2331
2020	350	16,188,000.00	435	21,759,000.00	785	37,947,000.00	2631
2021	523	22,846,000.00	671	24,290,000.00	1194	47,136,000.00	2836
2022	1406	28,335,000.00	915	24,621,000.00	2321	52,956,000.00	3564
2023	550	14,320,000.00	517	19,709,000.00	1067	33,931,000.00	2812
2024	441	10,108,000.00	469	21,035,000.00	910	31,143,000.00	2275
2025	371	18,861,000.00	436	18,064,007.00	807	36,925,007.00	2393
2022 Total # of Roofing and Siding Permits was 1,747							
2023 Total # of Roofing and Siding Permits was 509							



Thank you

Questions?