

# Impact Fee Status Discussion

**Jeff Rogers**  
**County**  
**Administrator**

# Impact Fees – In General

- Impact Fees are based on capital cost requirements anticipated for providing services to new developments
- Dual rational nexus requirement:
  - Relate capital needs to growth
  - Relate capital expenditures to growth
- Impacts fees last adjusted:
  - Fire/EMS **2013**
  - Public Buildings **2013**
  - Correctional Facilities **2013**
  - Law Enforcement **2013**
  - Library Facilities **2013**
  - Parks & Recreation **2013**
  - Educational Facilities **2020**
  - Transportation **2020**

# FL Statute 163.31801 “Impact Fees”

- (6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.
- a. An impact fee may be increased **only pursuant to a plan** for the imposition, collection, and use of the increased impact fees which complies with this section.
  - b. An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.
  - c. **An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.**
  - d. An impact fee increase may not exceed 50 percent of the current impact fee rate.
  - e. An impact fee may not be increased more than once every 4 years.
  - f. An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

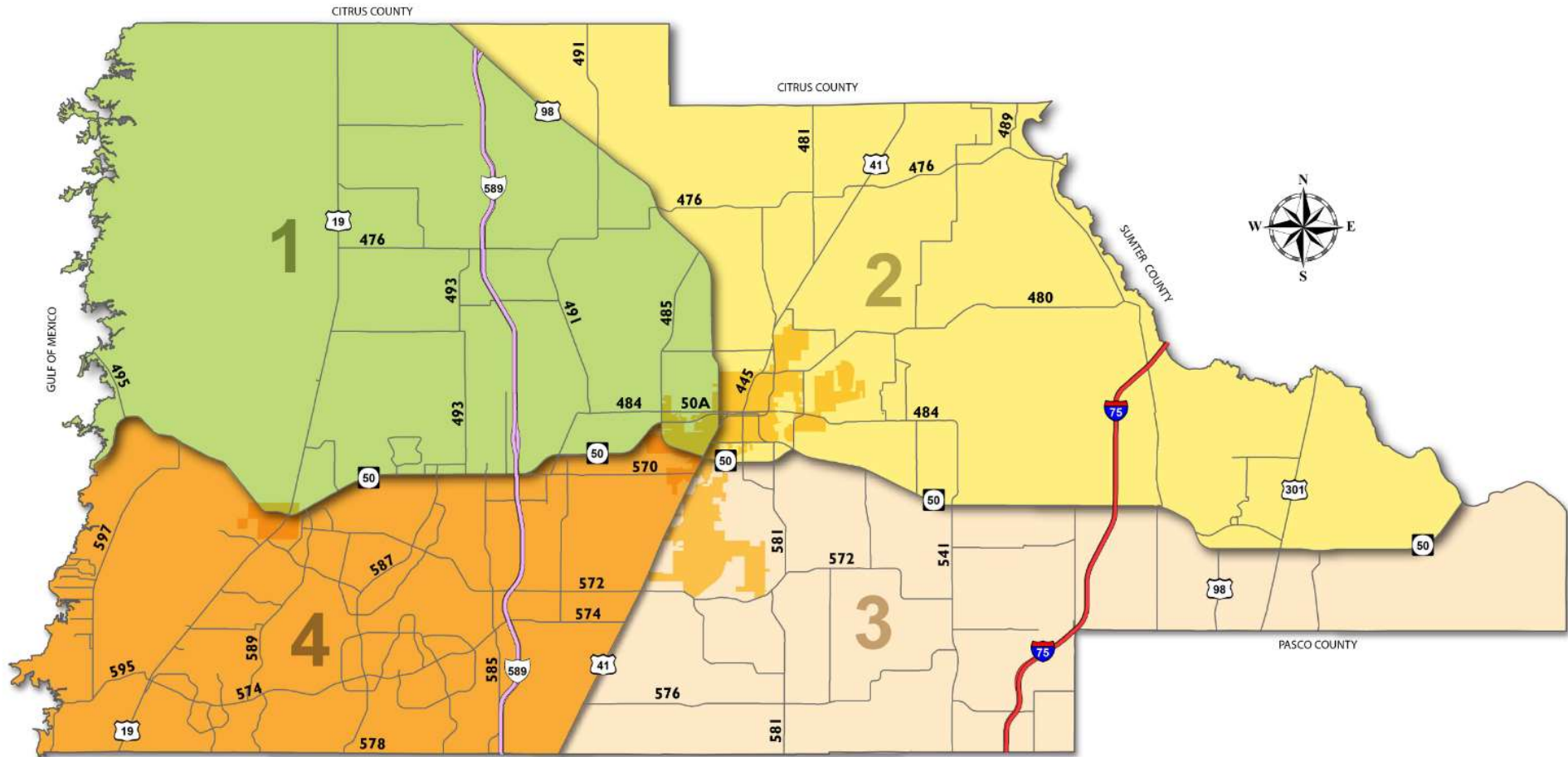
# FL Statute 163.31801 “Impact Fees”

(6) g. A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A **demonstrated-need study** justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.
2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).
3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

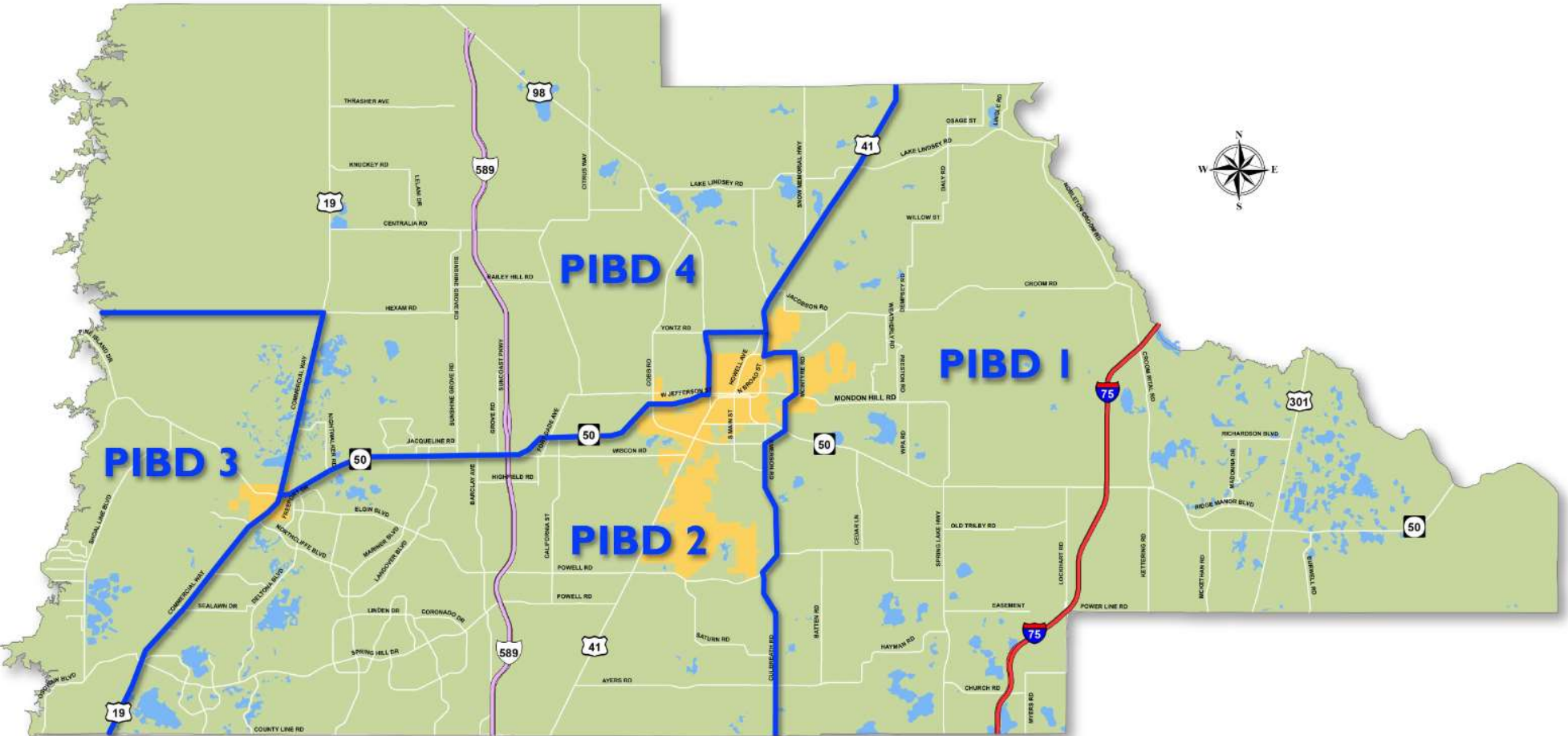


# ROAD IMPACT DISTRICTS

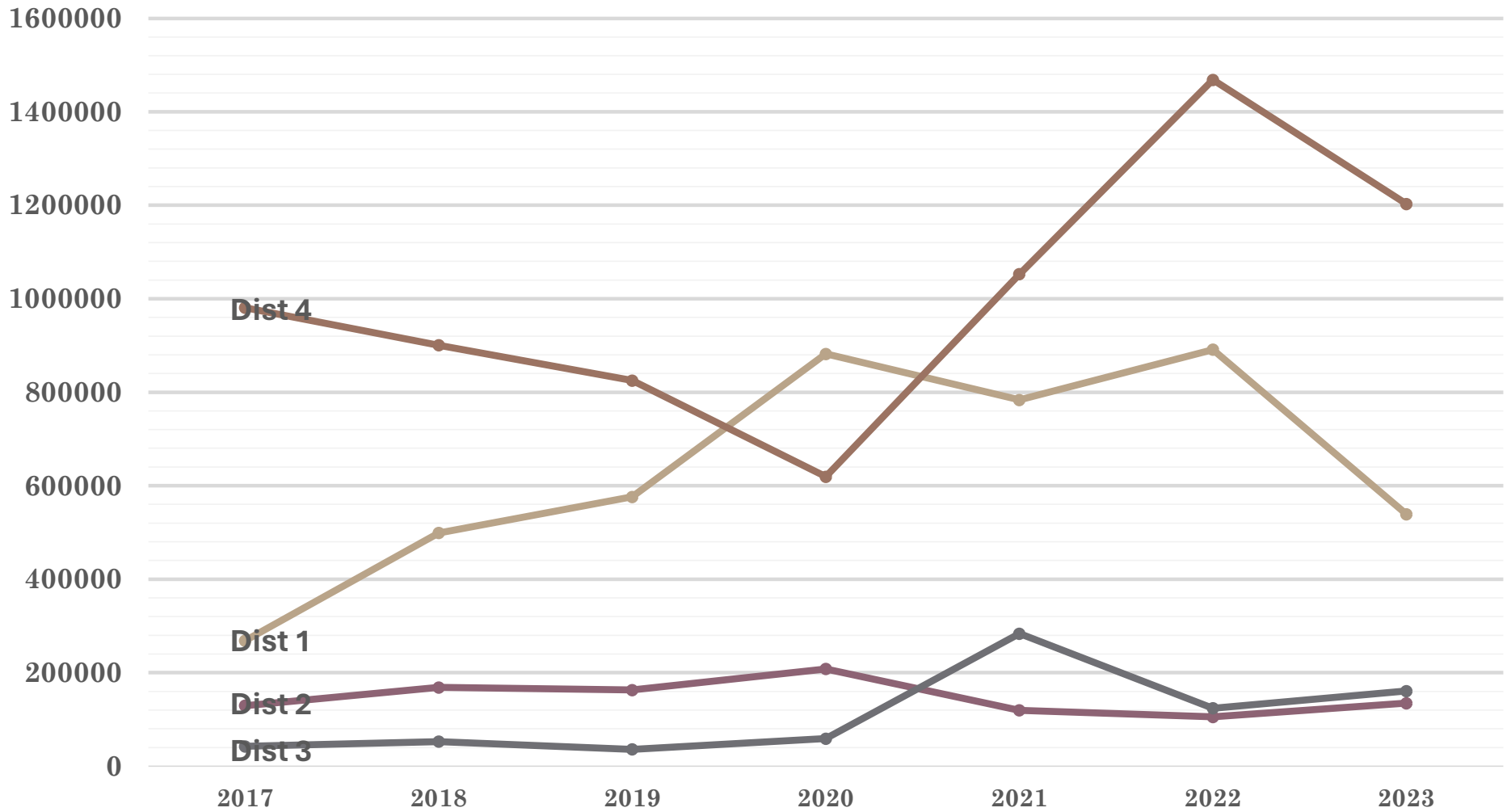




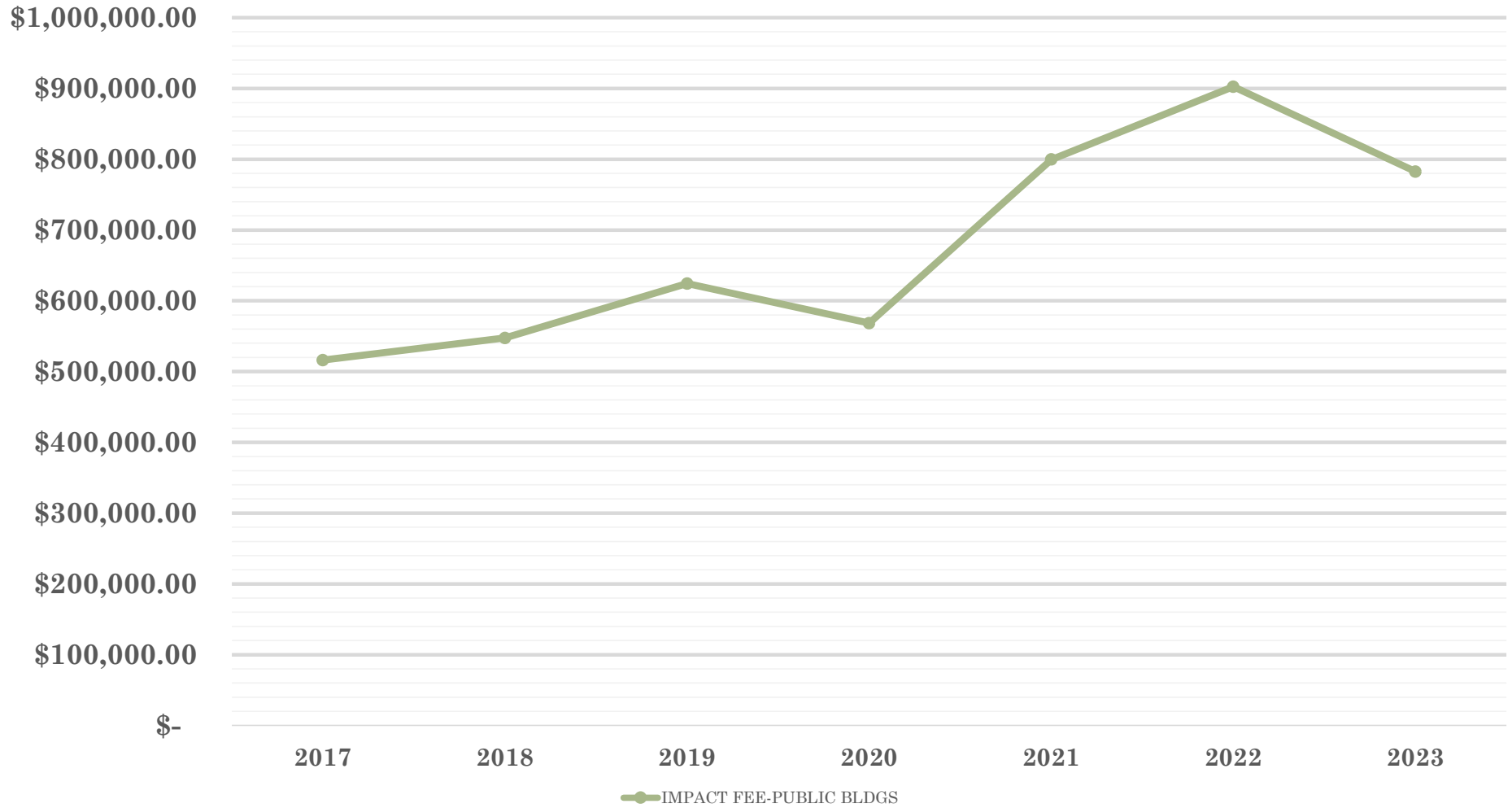
# PARK IMPACT BENEFIT DISTRICTS (PIBD)



## Road Impact Fee Revenues

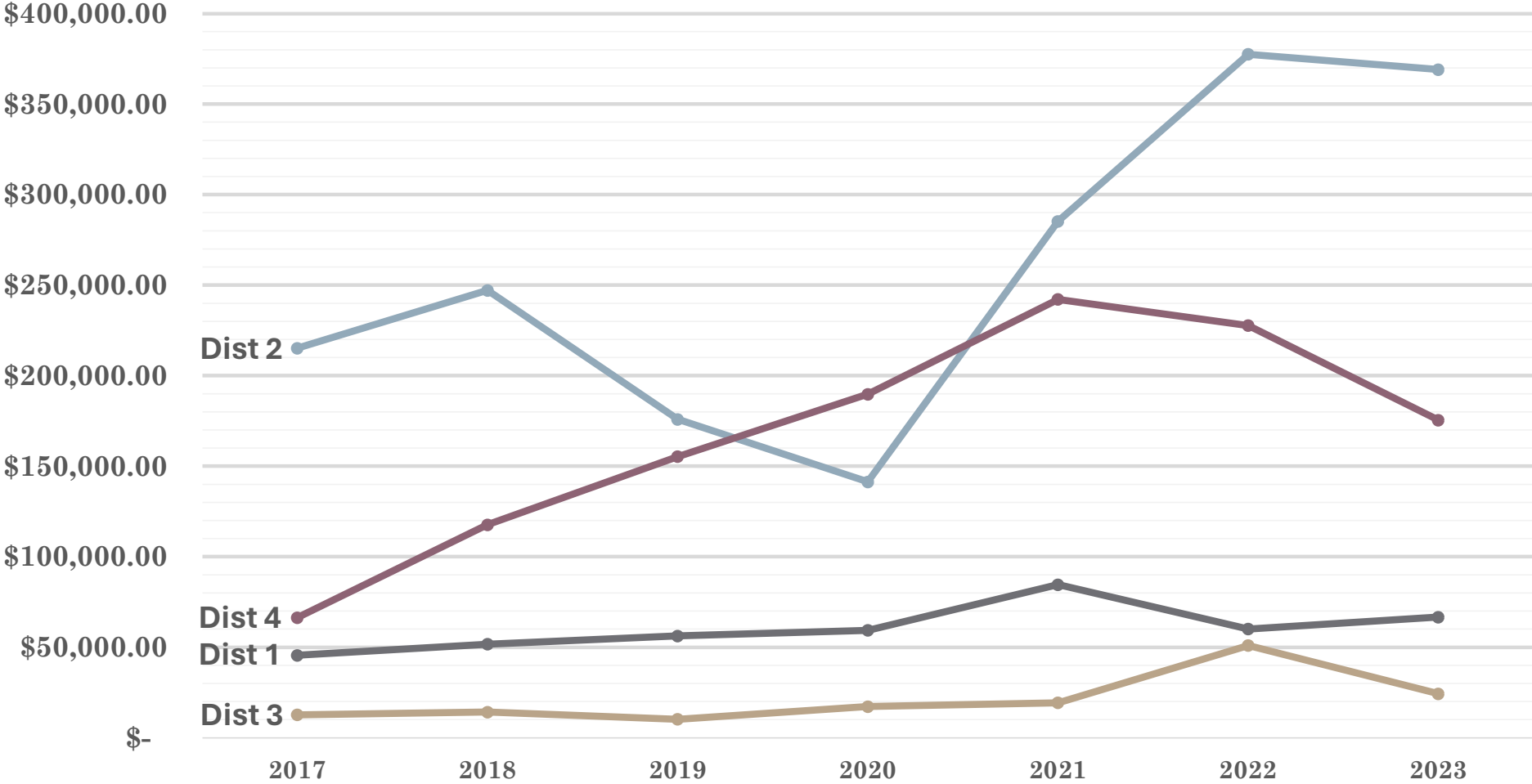


## Public Buildings Impact Fee Revenues

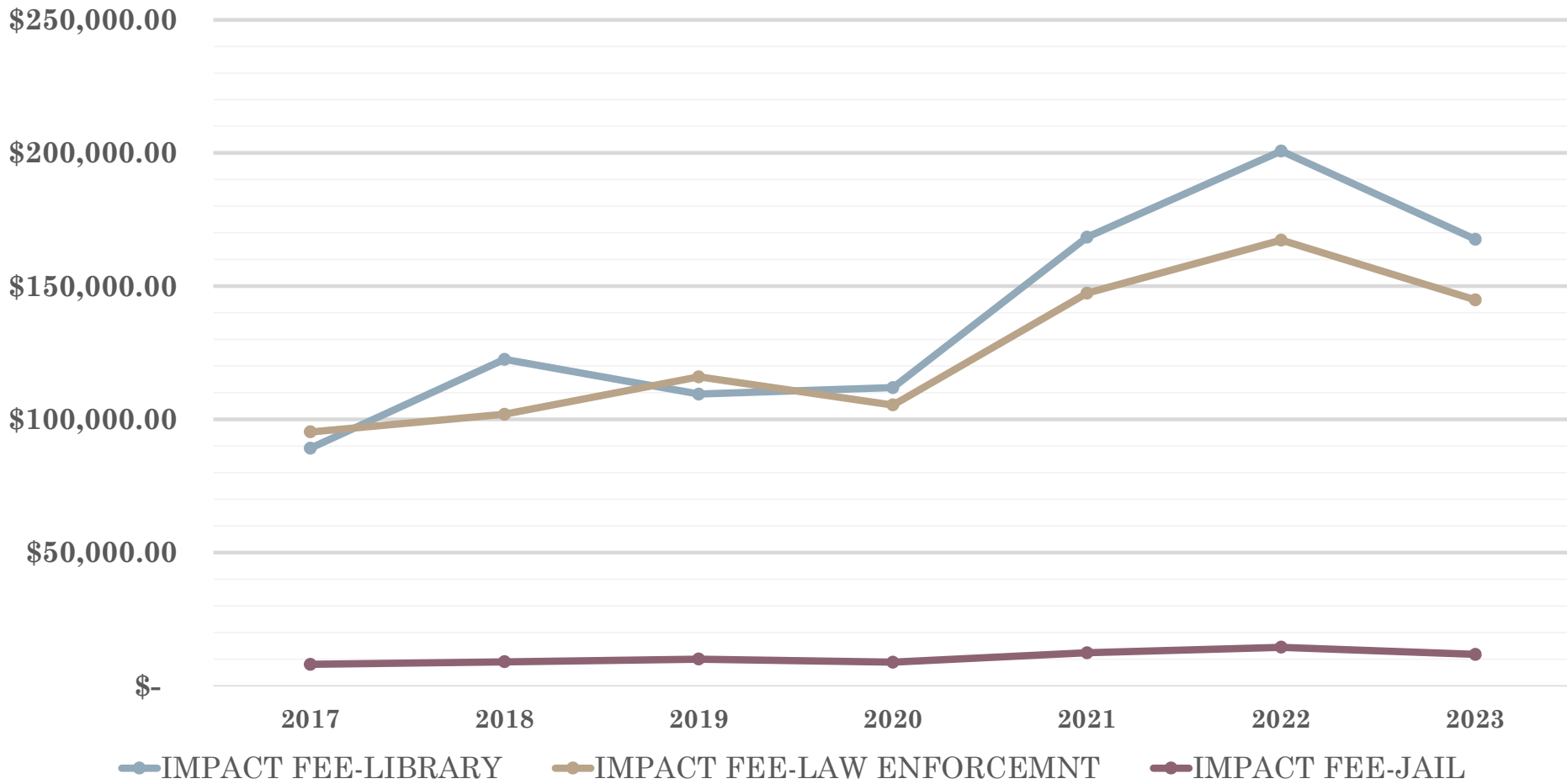




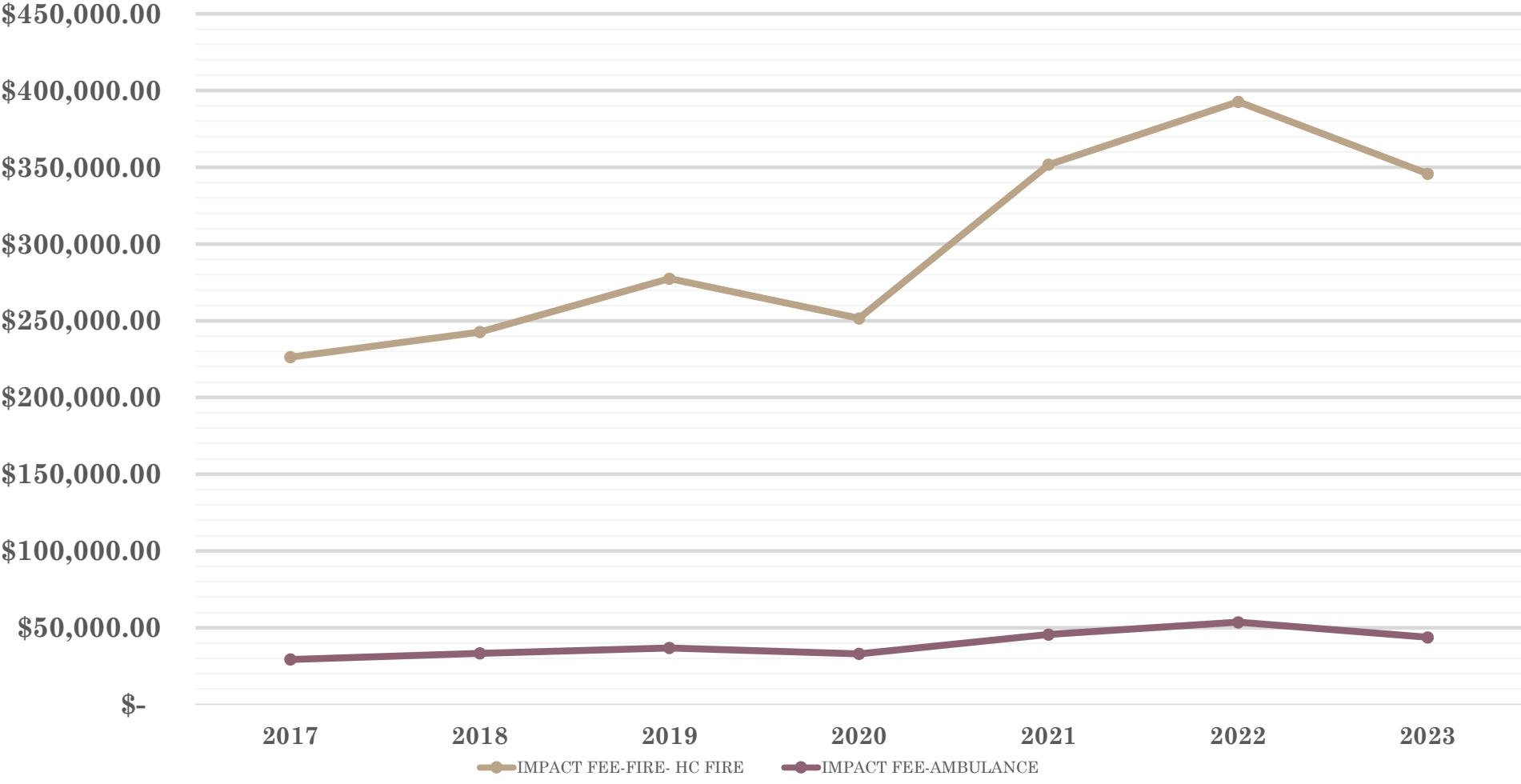
# Park Impact Fee Revenues



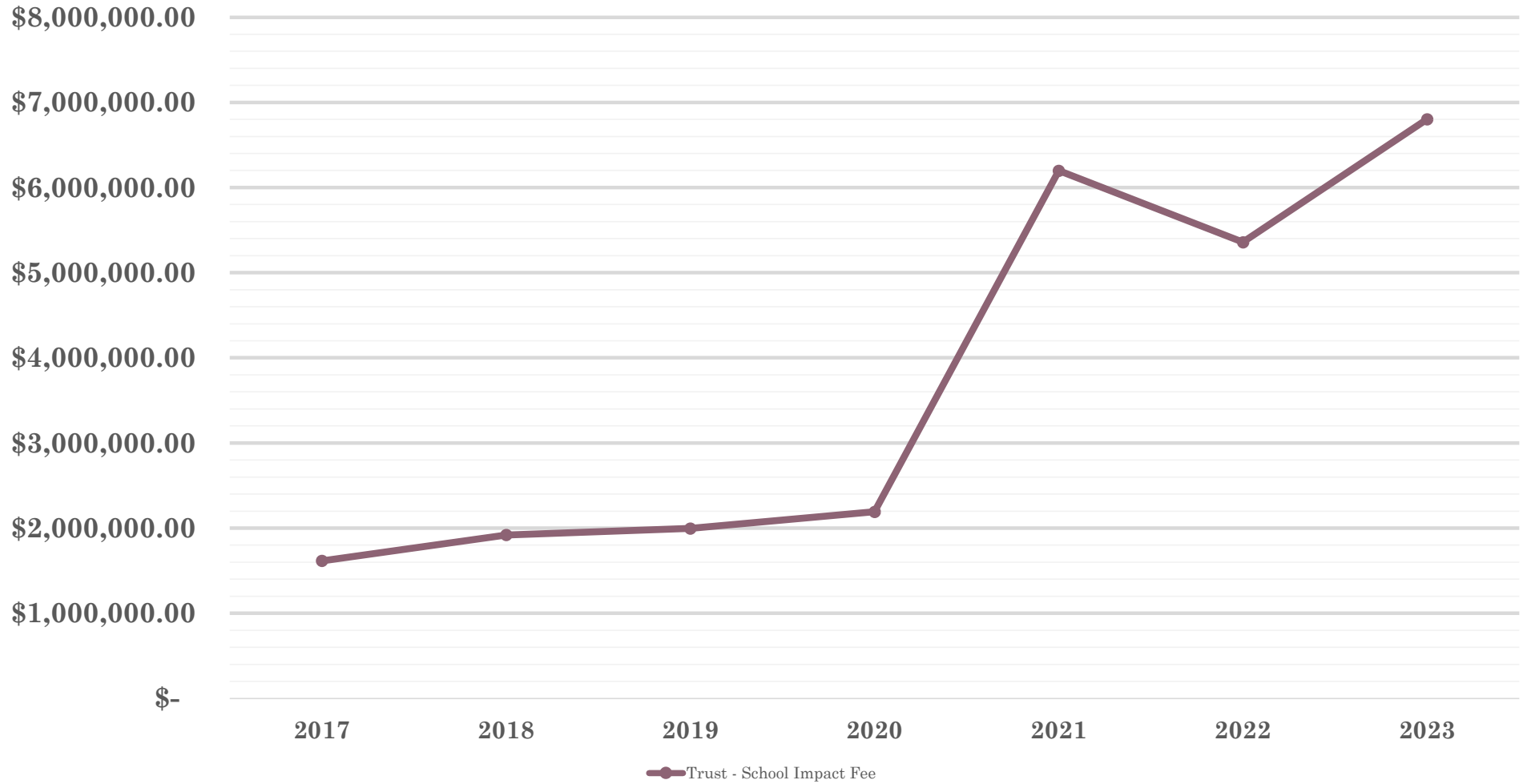
## Library, Law Enforcement, & Jail Impact Fee Revenues



### H.C. Fire & Ambulance Impact Fee Revenues



## Trust - School Impact Fee Revenues



**IMPACT FEE FUNDS**  
Balances as of March 28, 2024

<b>Fund</b>	<b>Fund Name</b>	<b>Available Balance</b>	<b>Budgeted CIP Projects</b>	<b>Outstanding Liabilities</b>	<b>Remaining Unbudgeted Projects</b>	<b>Remaining Available Balance</b>
3302	IF Surcharge I-75/SR50	166,833	-	-	-	166,833
						-
3321	Impact Fee - Public Buildings	302,827	(124,000)	-	-	178,827
3351	Impact Fee - Library	404,112	-	-	-	404,112
3361	Impact Fee - Law Enforcement	549,212	-	-	-	549,212
3362	Impact Fee - Jail	89,368	-	-	-	89,368
	<b>Total Impact Fee - Public Capital Facilities</b>	<b>1,345,519</b>	<b>(124,000)</b>	<b>-</b>	<b>-</b>	<b>1,221,519</b>
						-
3331	Impact Fee - Road Dist 1	4,647,054	-	-	(1,150,000)	3,497,054
3332	Impact Fee - Road Dist 2	801,027	-	-	-	801,027
3333	Impact Fee - Road Dist 3	194,667	(800,000)	-	(1,500,000)	(2,105,333)
3334	Impact Fee - Road Dist 4	6,729,507	(4,867,975)	-	(16,697,925)	(14,836,393)
	<b>Total Impact Fee - Roads</b>	<b>12,372,255</b>	<b>(5,667,975)</b>	<b>-</b>	<b>(19,347,925)</b>	<b>(12,643,645)</b>
						-
3341	Impact Fee - Park Dist 1	26,148	-	-	-	26,148
3342	Impact Fee - Park Dist 2	209,480	(300,000)	-	(150,000)	(240,520)
3343	Impact Fee - Park Dist 3	116,396	-	-	(300,000)	(183,604)
3344	Impact Fee - Park Dist 4	88,876	-	-	(2,300,000)	(2,211,124)
	<b>Total Impact Fee - Parks</b>	<b>440,899</b>	<b>(300,000)</b>	<b>-</b>	<b>(2,750,000)</b>	<b>(2,609,101)</b>
						-
						-
3373	Impact Fee - Fire-Hernando Beach	63,007	-	-	-	63,007
3375	Impact Fee - Fire-HC Fire	2,066,310	-	-	(27,050,000)	(24,983,690)
3381	Impact Fee - Ambulance	151,953	-	-	-	151,953
	<b>Total Impact Fee - Fire/Rescue</b>	<b>2,281,270</b>	<b>-</b>	<b>-</b>	<b>(27,050,000)</b>	<b>(24,768,730)</b>
						-
						-
	<b>GRAND TOTAL</b>	<b>16,606,776</b>	<b>(6,091,975)</b>	<b>-</b>	<b>(49,147,925)</b>	<b>(38,633,124)</b>

**Fast Food Restaurant w/Drive-Thru (1,000 S.F)**

SCENARIO	Fire/EMS	Buildings Public	Correctional Facilities	Enforcement Law	Facilities Library	Recreation	Parks &	Educational Facilities	Transportation	Total
Adopted	\$328	\$651	\$10	\$121					\$19,804	\$20,914
<b>Maximum Fee</b>	<b>\$1,940</b>	<b>\$7,238</b>	<b>\$90.47</b>	<b>\$931</b>					<b>\$79,511</b>	<b>\$89,710</b>
<i>50% INCREASE FOR EACH CATEGORY</i>	\$492	\$977	\$15	\$182					\$29,706	\$31,371
<i>SPECIAL CIRCUMSTANCE (Transportation and Education at 100%)</i>	\$328	\$651	\$10	\$121					\$79,511	\$80,621
<i>SPECIAL CIRCUMSTANCE (Transportation at 100%)</i>	\$328	\$651	\$10	\$121					\$79,511	\$80,621
<i>SPECIAL CIRCUMSTANCE (75% for all impact fees)</i>	\$1,455	\$5,429	\$68	\$698					\$59,633	\$67,283

**Multi-family Land Use - (DU)**

SCENARIO	Fire/EMS	Buildings	Public	Correctional Facilities	Enforcement	Law	Facilities	Library	Recreation	Parks &	Educational Facilities	Transportation	Total
Adopted	\$177	\$352	\$5	\$65	\$81	\$311	\$3,197	\$822	\$5,010				
<b>Maximum Fee</b>	<b>\$234</b>	<b>\$889</b>	<b>\$11</b>	<b>\$114</b>	<b>\$162</b>	<b>\$358</b>	<b>\$5,492</b>	<b>\$4,193</b>	<b>\$11,453</b>				
<i>50% INCREASE FOR EACH CATEGORY</i>	\$234	\$528	\$8	\$98	\$122	\$358	\$4,796	\$1,233	\$7,375				
<i>SPECIAL CIRCUMSTANCE (Transportation and Education at 100%)</i>	\$177	\$352	\$5	\$65	\$81	\$311	\$5,492	\$4,193	\$10,676				
<i>SPECIAL CIRCUMSTANCE (Transportation at 100%)</i>	\$177	\$352	\$5	\$65	\$81	\$311	\$3,197	\$4,193	\$8,381				
<i>SPECIAL CIRCUMSTANCE (75% for all impact fees)</i>	\$176	\$667	\$8	\$86	\$122	\$269	\$4,119	\$3,145	\$8,590				

**SINGLE FAMILY LAND USE**

SCENARIO	Fire/EMS	Buildings Public	Correctional Facilities	Enforcement Law	Facilities Library	Recreation Parks &	Educational Facilities	Transportation	Total
Adopted	\$235	\$466	\$7	\$86	\$107	\$411	\$3,176	\$1,269	<b>\$5,757</b>
<b>Maximum Fee</b>	<b>\$320</b>	<b>\$1,215</b>	<b>\$15</b>	<b>\$156</b>	<b>\$222</b>	<b>\$491</b>	<b>\$8,764</b>	<b>\$6,220</b>	<b>\$17,403</b>
<i>50% INCREASE FOR EACH CATEGORY</i>	\$320	\$699	\$11	\$129	\$161	\$491	\$4,764	\$1,904	<b>\$8,478</b>
<i>SPECIAL CIRCUMSTANCE (Transportation and Education at 100%)</i>	\$235	\$466	\$7	\$86	\$107	\$411	\$8,764	\$6,220	<b>\$16,296</b>
<i>SPECIAL CIRCUMSTANCE (Transportation at 100%)</i>	\$235	\$466	\$7	\$86	\$107	\$411	\$3,176	\$6,220	<b>\$10,708</b>
<i>SPECIAL CIRCUMSTANCE (75% for all impact fees)</i>	\$240	\$911	\$11	\$117	\$167	\$368	\$6,573	\$4,665	<b>\$13,052</b>