

ORDINANCE NO.: 2024 - ____

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2
3 **AN ORDINANCE AMENDING CHAPTER 23, ARTICLE III, DIVISIONS I-VI,**
4 **OF THE HERNANDO COUNTY CODE OF ORDINANCES RELATING TO**
5 **IMPACT FEES; AMENDING IMPACT FEE SCHEDULES INSECTION 23-46**
6 **(FIRE/EMS); 23-91(PUBLIC CAPITAL FACILITIES-LAW ENFORCEMENT);**
7 **23-114 (PARKS), 23-69 (EDUCATIONAL FACILITIES); 23-138 (ROADS);**
8 **AMENDING IMPACT FEE SAVINGS CLAUSE; PROVIDING FOR**
9 **APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR**
10 **CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE**
11 **DEPARTMENT OF STATE; PROVIDINGFOR INCLUSION IN THE CODE ;**
12 **PROVIDING FOR AN EFFECTIVE DATE.**
13

14 **WHEREAS**, the Board of County Commissioners has authorized a study reviewing and
15 updating data for Fire/EMS, Public Facilities (Law enforcement), Parks, Educational Facilities and
16 Road impact fee rates; and
17

18 **WHEREAS**, the study was accepted by the County on as the most recent and localized data
19 pursuant to Chapter 163 F.S.; and
20

21 **WHEREAS**, the Hernando County Board of County Commissioners desires to update the
22 schedule of impact fee rates consistent with the study results; and
23

24 **WHEREAS**, Section 163.31801, F.S., requires that notice be provided of no less than ninety
25 (90) days before the effective date of an ordinance or resolution imposing a new or increased impact
26 fee; and
27

28 **WHEREAS**, the Hernando County Board of County Commissioners desires to establish the
29 effective date of the impact fees for November 1, 2024.
30

1
2 **NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
3 **COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:**

4
5 **SECTION I.** Hernando County Code of Ordinances, Section 23-46(a) (*Computation of the amount of*
6 *fire protection and emergency medical services impact fee*) is hereby amended to provide for a schedule
7 of Emergency Medical Services (EMS) rates, as more precisely delineated with strike-through and
8 underlined text on the schedule Section 23-46(a) set forth in Exhibit A, attached hereto and made a part
9 hereof by this reference.

10
11 **SECTION II.** Hernando County Code of Ordinances, Section 23-91(a) (*Computation of the Amount*
12 *of Public Capital Facilities impact fee*) as it relates to the scheduled of fees for Law Enforcement, is
13 hereby amended to provide a schedule of fees of Public Capital Facilities (Law Enforcement) rates, as
14 more precisely delineated with strike-through and underlined text on the schedule Section 23-91(a)
15 set forth in Exhibit A.

16
17 **SECTION III.** Hernando County Code of Ordinances, section 23-114(a) (*Computation of the*
18 *Amount of Parks impact fee*) as it relates to the scheduled fees for Parks is hereby amended to provide
19 a schedule of fees for Parks rates, as more precisely delineated with strike-through and underlined
20 text on the schedule section 23-114(a) set forth in Exhibit A.

21
22 **SECTION IV.** Hernando County Code of Ordinances, section 23-69(a) (*Computation of the Amount*
23 *of Educational Facilities impact fee*) as it relates to the scheduled fees for Educational Facilities is
24 hereby amended to provide a schedule of fees for educational rates, as more precisely delineated with
25 strike-through and underlined text on the schedule section 23-69(a) set forth in Exhibit A.

26
27 **SECTION V.** Hernando County Code of Ordinances, section 23-138(a) (*Computation of the Amount*
28 *of roads impact fee*) as it relates to the scheduled fees for Roads is hereby amended to provide a
29 schedule of fees for Road rates, as more precisely delineated with strike-through and underlined text
30 on the schedule section 23-138(a) set forth in Exhibit A.

31
32 **SECTION VI. AMENDING IMPACT FEE SAVINGS CLAUSE. Section IV of Hernando**
33 **County Ordinance No. 2020-06, is hereby amended to read as follows, with underlined matter**
34 **added and struck-through matter deleted:**

35
36 The Board of County Commissioners intends to put Contractors and property owners on
37 Notice that the existing adopted County impact fees referenced in this Ordinance will be
38 effective on ~~November 9, 2020~~ November 1, 2024. Given the extended statutory notice
39 required for the effective date of new or increased fees, the general rule is that the new or
40 increased impact fee rates shall apply to all building permits and certificates of use issued
41 after the stated effective date of the Ordinance, i.e., after ~~November 9, 2020~~ November 1,
42 2024. Accordingly, a complete application for a building permit or certificate of use, filed
43 prior to the effective date of the ordinance but not yet issued a permit on the effective date,
44 will be subject to the impact fee rates in effect at the time the building permit or certificate of
45 use is actually issued by the county except as provided herein. The Board of County
46 Commissioners will provide a savings clause (i.e. a process granting an exemption from the
47 impact fee rates effective on ~~November 9, 2020~~ November 1, 2024 for completed building
48 permit or certificate of use applications (as applicable) accepted for filing by the Building
49 Department prior to the effective date (provided that the application remains in an active

status) and existing private party construction contracts which in good faith contemplated that the fees would still be reduced or non-existent at the time the contract was executed by both parties.

SECTION VII. AMENDING CONSTRUCTION CONTRACT EXEMPTION VERIFICATION PROCESS/DECISION BY COUNTY ADMINISTRATOR. Section V of Hernando County Ordinance No. 2020-06, is hereby amended to read as follows, with underlined matter added and struck-through matter deleted:

The County recognizes that prior to the effective date of this Ordinance, Hernando County property owners and duly licensed construction contractors have executed bona fide contracts in good faith for the construction of improvements which will be required to pay increased impact fees under this ordinance when the building permit or certificate of occupancy is issued. Because the Commission does not wish to unduly burden existing bona fide contracts entered into between private parties in good faith, the Commission will, upon verification, recognize such contacts as exempt from the new or increased fees which are effective ~~November 9, 2020~~ November 1, 2024, and will permit the responsible party to instead pay the impact fee in place immediately prior to the effective date of this Ordinance.

To be exempt from the fees effective on ~~November 9, 2020~~ November 1, 2024, both the Owner and Contractor must submit a sworn verification statement on a form provided by the County; the form shall reflect the following mandatory criteria and standards:

1. Both parties executing the original contract for construction must execute and file with the County Building Department, a sworn statement under penalty of perjury and false official statements, attesting to the date the contract was executed, the impact fees, including amounts, the contract contemplated would need to be paid by the respective parties, if any, including the specific reference to the contract language concerning such fees.

2. A true and correct copy of the contract with an execution date prior to ~~November 9, 2020~~ November 1, 2024, must be attached to the sworn statement and attested to under oath, and under penalty of perjury and false official statements, as being a true, correct, and unaltered copy of the contract executed on the dates noted in the contract.

3. The party representing the owner must be the record owner of the property or have submitted information showing the party's authority to sign for the owner. Proof of ownership in accordance with the requirements of the Building Official may be provided.

4. The party signing for the contractor must show evidence that the contractor's company is an existing legal entity recognized to do business in the State of Florida and that the party is authorized to sign on behalf of the company.

5. The Contractor must be licensed by applicable local, state and or federal authorities to do the work called for in the contract, including licensed at the time the contract was executed.

6. The sworn statement and supporting materials must be provided to the County Building

1 Department no later than the close of business on ~~June 1, 2020~~ November 1, 2024 to be
2 considered exempt from the fees established in this Ordinance to be effective on ~~June 1, 2020~~
3 November 1, 2024. The Administrator may waive strict compliance with the deadline for good
4 cause shown.

5
6 7. The Administrator or his/her designee will make a written decision on whether the
7 exemption should be granted to avoid interference with the submitted contract. The decision may
8 be appealed to the Board of County Commissioners only if the written appeal is filed in the
9 County Administrator's office within ten (10) calendar days of mailing or delivery of the written
10 decision. When a contract has been verified in writing by the County, the application shall be
11 considered conditionally exempt from the new impact fees of this ordinance; accordingly, the
12 impact fee rate structure in effect immediately prior to adoption of this Ordinance shall apply
13 provided a complete application for a building permit or certificate of use (as applicable) is
14 submitted (and all applicable application fees paid) by the close of business on ~~December 1, 2020~~
15 November 1, 2024. If a complete application is not submitted during this period, the property
16 shall no longer be exempt and shall be subject to the prevailing impact fee rates.

17
18 8. The exemption referenced herein is further subject to a condition that the building
19 permit or certificate of use must be issued by the Building Department and all fees paid, within
20 one hundred and eighty (180) days from the date of receipt of a complete building permit/
21 certificate of use application. If the permit or certificate is not issued during this period, the
22 application shall no longer be exempt and shall be subject to the prevailing impact fee.

23
24 **SECTION VIII. APPLICABILITY.** This Ordinance shall be applicable throughout the
25 unincorporated areas of Hernando County and throughout the incorporated areas of Hernando
26 County, to the extent permitted by Article VIII, Section 1(f) of the Constitution of the State of
27 Florida.

28
29 **SECTION IX. SEVERABILITY.** It is declared to be the intent of the Board of County
30 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance
31 is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of
32 the remaining portions of this ordinance.

33
34 **SECTION X. CONFLICTING PROVISIONS.** Special acts of the Florida Legislature applicable
35 only to unincorporated areas of Hernando County, Hernando County ordinances, County resolutions,
36 or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent
37 of such conflict except for ordinances concerning either adoption or amendment of the
38 Comprehensive Plan, pursuant to Chapter 163, part II, Florida Statutes.

39
40
41 **SECTION XI. FILING WITH THE DEPARTMENT OF STATE.** The clerk shall be and is hereby
42 directed forthwith to send a certified copy of this ordinance or electronically transmit the ordinance by
43 email to the Bureau of Administrative Code, Department of State, R.A. Gray Bldg., Room 101, 500 S.
44 Bronough Street, Tallahassee, FL 32399-0250.

45
46
47 **SECTION XII. INCLUSION IN CODE.** It is the intention of the Board of County Commissioners
48 of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall

NOTE: additions/deletions = language proposed for addition/deletion to existing Code provisions.

1 become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, any
2 section or subsection of this Ordinance may be renumbered or re-lettered to accomplish such
3 intention, and the word "ordinance" may be changed to "section", article," or other appropriate
4 designation. Section IV thorough Section X need not be codified.

5
6 **SECTION XIII. EFFECTIVE DATE.** This ordinance shall take effect immediately upon filing
7 with the Department of State.
8
9

10 DULY PASSED AND ADOPTED IN REGULAR SESSION THIS _____ DAY OF
11 _____, 2024
12

13 BOARD OF COUNTY COMMISSIONERS
14 HERNANDO COUNTY, FLORIDA
15

16 Attest: _____
17 DOUG CHORVAT, JR.
18 CLERK OF CIRCUIT COURT AND
19 COMPTROLLER
20

By: _____
ELIZABETH NARVERUD,
CHAIRPERSON

21 (SEAL)
22
23
24

25 Approved as to Form and
26 Legal Sufficiency
27

28 By: *Victoria Anderson*
29 _____
30 County Attorney's Office

NOTE: additions/deletions = language proposed for addition/deletion to existing Code provisions.

EXHIBIT A

SCHEDULE OF FIRE AND EMS IMPACT FEES
Section 23-46

(a) Except as provided in subsection (b) of this section, the amount of the fee or fees shall be determined by the following fee schedule:

| Land Use Type | Consolidated Rate | | H County EMS | | City of Brooksville | |
|--|--|--------------------------|--------------------|--------------------|---------------------|--------------------|
| | effective 10-01-13 | Effective <u>11-1-24</u> | effective 11-15-12 | effective 08-14-13 | effective 11-15-12 | effective 08-14-13 |
| Single-family, detached | \$209.00 | <u>\$320</u> | \$0.00 | \$26.00 | \$0.00 | \$215.00 |
| Single-family, attached | 147.00 | <u>\$234</u> | 0.00 | 18.00 | 0.00 | 151.00 |
| Multifamily, 1 & 2 story | 158.00 | <u>\$234</u> | 0.00 | 19.00 | 0.00 | 162.00 |
| Multifamily 3 story & up | 161.00 | <u>\$234</u> | 0.00 | 19.00 | 0.00 | 216.00 |
| Mobile home, 1 acre | 209.00 | <u>\$244</u> | 0.00 | 26.00 | 0.00 | 215.00 |
| Mobile home, other | 175.00 | <u>\$244</u> | 0.00 | 21.00 | 0.00 | 180.00 |
| Recreational vehicle-lot | 97.00 | <u>\$93</u> | 0.00 | 12.00 | 0.00 | 100.00 |
| Hotel/motel, 1 & 2 story | 97.00 | <u>\$133</u> | 0.00 | 12.00 | 0.00 | 100.00 |
| Hotel/motel, 3 story & up | 99.00 | <u>\$133</u> | 0.00 | 12.00 | 0.00 | 133.00 |
| Residential-Other | 209.00 | | 0.00 | 26.00 | 0.00 | 215.00 |
| | <i>Industrial & warehousing, per 1,000 sq. ft.</i> | | | | | |
| Industrial—Under 30,000 sq. ft. | 75.00 | \$95 | 0.00 | 9.00 | 0.00 | 77.00 |
| Industrial—30,000 sq. ft. and over | 77.00 | <u>\$69</u> | 0.00 | 9.00 | 0.00 | 103.00 |
| Warehouse—Under 30,000 sq. ft. | 55.00 | <u>\$22</u> | 0.00 | 7.00 | 0.00 | 57.00 |
| Warehouse—30,000 sq. ft. and over | 57.00 | | 0.00 | 7.00 | 0.00 | 76.00 |

| Land Use Type | Consolidated Rate | | H County EMS | | City of Brooksville | |
|---|--|--------------------------|--------------------|--------------------|---------------------|--------------------|
| | effective 10-01-13 | Effective <u>11-1-24</u> | effective 11-15-12 | effective 08-14-13 | effective 11-15-12 | effective 08-14-13 |
| Residential, per unit: | | | | | | |
| Storage—Under 30,000 sq. ft. | 32.00 | | 0.00 | 4.00 | 0.00 | 33.00 |
| Storage—30,000 sq. ft. and over <u>Mini Warehouse</u> | 33.00 | <u>\$8</u> | 0.00 | 4.00 | 0.00 | 44.00 |
| | <i>Office, financial, retail & restaurant, per 1,000 sq. ft.</i> | | | | | |
| Medical—Under 3 10,000 sq. ft. | 258.00 | <u>\$238</u> | 0.00 | 32.00 | 0.00 | 265.00 |
| Medical— 3 10,000 sq. ft. and over | 263.00 | <u>\$342</u> | 0.00 | 32.00 | 0.00 | 354.00 |
| General—Under 30,000 sq. ft. | 150.00 | | 0.00 | 18.00 | 0.00 | 154.00 |
| General—30,000 sq. ft. and over | 153.00 | | 0.00 | 18.00 | 0.00 | 206.00 |
| Retail—Under 30,000 sq. ft. and 36 ft. | 292.00 | | 0.00 | 36.00 | 0.00 | 300.00 |
| Retail—30,000 sq. ft. or 36 ft. and over | 298.00 | | 0.00 | 36.00 | 0.00 | 400.00 |
| Restaurant—Under 30,000 sq. ft. and 36 ft. and under. | 454.00 | | 0.00 | 56.00 | 0.00 | 466.00 |
| Restaurant—30,000 sq. ft. or 36 ft. and over | 463.00 | | 0.00 | 56.00 | 0.00 | 622.00 |

1. These impact fee rates shall apply to Spring Hill Fire until 10/01/2013 at which time the Consolidated Rate with Hernando County shall take effect.

The new impact fee rates shall apply to all building permits and certificates of use issued after the stated effective date. A building permit and certificate of use applications which are in process but not yet issued shall be subject to the impact fee rates in effect at the time the building permit or certificate of use is actually issued by the county, unless excepted pursuant to the process in exhibit D [of Ord. No. 2013-1] ordinance from which this schedule derived. A limited exception process to the application of the new fees, is provided for in exhibit D [of Ord. No. 2013-1] the ordinance from which this schedule is derived; failure to timely utilize the stated exception process before the deadline is a jurisdictional defect prohibiting any subsequent challenge to the fee.

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES
Section 23.91

(a) At the option of the feepayer, the amount of the fee may be determined by the following fee schedule:

| Land Use Type | Library | | Buildings | | Law Enforcement | | Law Enforcement | Jail | |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|--------------------|--------------------|
| | Effective 11/15/12 | Effective 08/14/13 | Effective 11/15/12 | Effective 08/14/13 | Effective 11/15/12 | Effective 08/14/13 | Effective 11/1/24 | Effective 11/15/12 | Effective 08/14/13 |
| Residential: | | | | | | | | | |
| Single-family, detached | \$0.00 | \$107.00 | \$0.00 | \$466.00 | \$0.00 | \$86.00 | \$156 | \$0.00 | \$7.00 |
| Single-family, attached <u>1-10 stories</u> | 0.00 | 75.00 | 0.00 | 327.00 | 0.00 | 61.00 | \$114 | 0.00 | 5.00 |
| Multifamily, <u>1-10 stories</u> | 0.00 | 81.00 | 0.00 | 352.00 | 0.00 | 65.00 | \$114 | 0.00 | 5.00 |
| Mobile home, 1 acre | 0.00 | 107.00 | 0.00 | 466.00 | 0.00 | 86.00 | \$119 | 0.00 | 7.00 |
| Mobile home, other | 0.00 | 90.00 | 0.00 | 390.00 | 0.00 | 72.00 | \$119 | 0.00 | 6.00 |
| Recreational vehicle lot lot <u>Park</u> | 0.00 | 0.00 | 0.00 | 217.00 | 0.00 | 40.00 | \$45 | 0.00 | 3.00 |
| Hotel/motel Room <u>1-3 Stories</u> | 0.00 | 0.00 | 0.00 | 217.00 | 0.00 | 40.00 | \$111 | 0.00 | 3.00 |
| <u>Motel, 1-3 Stories</u> | | | | | | | \$94 | | |
| Residential Other | 0.00 | 107.00 | 0.00 | 466.00 | 0.00 | 86.00 | | 0.00 | 7.00 |
| <u>General Light Industrial</u> | | | | | | | \$45 | | |

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES
Section 23.91

(a) At the option of the feepayer, the amount of the fee may be determined by the following fee schedule:

| Land Use Type | Library | | Buildings | | Law Enforcement | | Law Enforcement | Jail | |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|--------------------|--------------------|
| | Effective 11/15/12 | Effective 08/14/13 | Effective 11/15/12 | Effective 08/14/13 | Effective 11/15/12 | Effective 08/14/13 | Effective 11/1/24 | Effective 11/15/12 | Effective 08/14/13 |
| Residential: | | | | | | | | | |
| <u>Industrial Park*</u> | 0.00 | 0.00 | 0.00 | 168.00 | 0.00 | 31.00 | <u>\$33</u> | 0.00 | 3.00 |
| Warehouse * | 0.00 | 0.00 | 0.00 | 124.00 | 0.00 | 23.00 | <u>\$10</u> | 0.00 | 2.00 |
| <u>Storage—Mini-Ware House</u> | 0.00 | 0.00 | 0.00 | 72.00 | 0.00 | 13.00 | <u>\$4</u> | 0.00 | 1.00 |
| <u>Medical *— Medical Office 1000sq ft or less*</u> | 0.00 | 0.00 | 0.00 | 576.00 | 0.00 | 107.00 | <u>\$114</u> | 0.00 | 9.00 |
| Medical Office greater than 10,000 sq ft | | | | | | | <u>\$164</u> | | |
| Hospital | | | | | | | <u>\$124</u> | | |
| General * | 0.00 | 0.00 | 0.00 | 335.00 | 0.00 | 62.00 | | 0.00 | 5.00 |
| <u>Retail/Shopping Center *</u> | 0.00 | 0.00 | 0.00 | 651.00 | 0.00 | 121.00 | <u>\$246</u> | 0.00 | 10.00 |
| <u>Restaurant *Quality Restaurant</u> | 0.00 | 0.00 | 0.00 | 1012.00 | 0.00 | 187.00 | <u>\$549</u> | 0.00 | 16.00 |

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES
Section 23.91

(a) At the option of the feepayer, the amount of the fee may be determined by the following fee schedule:

| Land Use Type | Library | | Buildings | | Law Enforcement | | Law Enforcement | Jail | |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|--------------------|--------------------|
| | Effective 11/15/12 | Effective 08/14/13 | Effective 11/15/12 | Effective 08/14/13 | Effective 11/15/12 | Effective 08/14/13 | Effective 11/1/24 | Effective 11/15/12 | Effective 08/14/13 |
| Residential: | | | | | | | | | |
| <u>High-Turnover (Sit-Down) Restaurant</u> | | | | | | | \$517 | | |
| <u>Fast Food Restaurant w/Drive-Thru</u> | | | | | | | \$931 | | |

The new impact fee rates shall apply to all building permits and certificates of use issued after the stated effective date. A building permit and certificate of use applications which are in process but not yet issued shall be subject to the impact fee rates in effect at the time the building permit or certificate of use is actually issued by the county, unless excepted pursuant to the ~~process in Exhibit D~~ Ordinance from which this schedule is derived. A limited exception process to the application of the new fees is provided for in ~~Exhibit D~~ of the ordinance from which this schedule is derived; failure to timely utilize the stated exception process before the deadline is a jurisdictional defect prohibiting any subsequent challenge to the fee.

PARKS IMPACT FEE SCHEDULE
Section 23-114

(a) At the option of the feepayer, the amount of the parks impact fee may be determined by the following fee schedule:

| Land Use Type (Unit) | Fee per Unit | | |
|---|--------------------|--------------------|-----------------------------------|
| | Effective 11-15-12 | Effective 08-14-13 | Effective <u>November 1, 2024</u> |
| Single-family, detached | \$0.00 | \$411.00 | <u>\$491</u> |
| <u>Single-family, attached 1-10 Stories</u> | 0.00 | 288.00 | <u>\$358</u> |
| Multifamily, <u>1-10 Stories</u> | 0.00 | 311.00 | <u>\$358</u> |
| Mobile home—1-acre lot | 0.00 | 411.00 | <u>\$375</u> |
| Mobile home—Other | 0.00 | 344.00 | <u>\$375</u> |
| Recreation vehicle—Lot | 0.00 | 143.00 | |
| Hotel/motel—Room | 0.00 | 143.00 | |
| Other residential | 0.00 | 411.00 | |
| <u>Senior Housing, (Detached)</u> | | | <u>\$377</u> |
| <u>Senior Housing, (Attached)</u> | | | <u>\$273</u> |

The new impact fee rates shall apply to all building permits and certificates of use issued after the stated effective date. A building permit and certificate of use applications which are in process but not yet issued shall be subject to the impact fee rates in effect at the time the building permit or certificate of use is actually issued by the county, unless excepted pursuant to the ~~process in exhibit D of Ord. No. 2013-1~~ ordinance from which this schedule is derived. A limited exception process to the application of the new fees is provided for in ~~exhibit D of Ord. No. 2013-4 of the ordinance from which this schedule is derived~~; failure to timely utilize the stated exception process before the deadline is a jurisdictional defect prohibiting any subsequent challenge to the fee.

SCHEDULE OF EDUCATIONAL FACILITIES IMPACT FEES
Section 23-69

(a) At the option of the feepayer, the amount of the fee may be determined by the following fee schedule.

| Land Use Type | Impact Fee | | | |
|---|-------------------|--------------------------------------|------------------------------------|--|
| | | Effective ¹ 11/15/2011 | Effective ¹ 6/1/2020 | Effective ¹ <u>11/1/24</u> |
| Residential: | | | | |
| Single-family, detached | \$2,133.00 | \$0.00 | \$3,176.00 | <u>\$6,135</u> |
| Single-family, (attached) <u>1-10 Stories</u> ² (townhouse/condominium) | 1,628.00 | 0.00 | 2,914.00 | <u>\$3,252</u> |
| Multifamily, <u>1 & 2 Stories</u> | 1,680.00 | 0.00 | 3,197.00 | <u>\$3,844</u> |
| <u>Multifamily, 3-10 Stories</u> | | | | <u>\$3,846</u> |
| Mobile home, parcel <u>1- acre</u> | 2,133.00 | 0.00 | 3,176.00 | <u>\$6,135</u> |
| <u>Mobile Home, Other</u> | | | | <u>\$6,138</u> |
| Mobile home, park ² | 995.00 | 0.00 | 1,761.00 | <u>\$839</u> |

¹ The new impact fee rates shall apply to all building permits issued after the stated effective date; building permits applications which are in process but not yet issued shall be subject to the impact fee rates in effect at the time the building permit is actually issued by the county.

² Maximum rate justified by Hernando County Educational Facilities Impact Fee update study prepared by Tindale Oliver and Associates on April 11, 2019.

SCHEDULE OF ROADS IMPACT FEES
Section 23-138

(a) At the option of the feepayer, the amount of the fee may be determined by the schedule set forth below. The reference in the schedule to square feet refers to the gross square footage of each floor of a building measured to the exterior walls and not usable, interior, rentable, non-common or other forms of net square footage.

| ITE LUC | Land Use | Unit | Net Impact Fee @22% ^(a) | Effective date ^(a) 11/1/24 |
|--------------------|--|-------------|---|--|
| | RESIDENTIAL | | | |
| 210 | Single-Family/Mobile Home (Detached) | du | \$1,269.00 | \$4,354 |
| | <u>Single Family (attached) 1-2 Stories</u> | <u>du</u> | | <u>\$3,767</u> |
| | <u>Single Family (attached) 3-10 stories</u> | <u>du</u> | | <u>\$3,767</u> |
| 220 | Multi-Family (Low Rise, 1-2 stories) | du | 822.00 | <u>\$2,935</u> |
| 221 | Multi-Family (Mid Rise, 3-10 stories) | du | 729.00 (2) | <u>\$1,976</u> |
| 240 | Mobile Home Park | du | 467.00 | <u>\$1,591</u> |
| | <u>Mobile Home 1-acre</u> | du | | <u>\$4,354</u> |
| | <u>Mobile Home, Other</u> | du | | <u>\$4,354</u> |
| 251 | Senior Adult Living Detached | du | 500.00 (2) | <u>\$1,604</u> |
| 252 | Senior Adult Living Attached | du | 377.00 (2) | <u>\$1,082</u> |
| 253 | Congregate Care Facility, <u>under 30,000 sq ft</u> | du | 121.00 | <u>\$428</u> |
| 254 | Assisted Living, <u>under 30,000 sq ft</u> | bed | 148.00 (2) | <u>\$471</u> |
| 255 | Continuing Care Retirement Center, <u>under 30,000 sq ft</u> | du | 136.00 (2) | <u>\$451</u> |
| | LODGING | | | |

| ITE LUC | Land Use | Unit | Net Impact Fee @22% ⁽¹⁾ | Effective date ⁽¹⁾ 11/1/24 |
|--------------------|--|-----------------------------|---|--|
| 310 | Hotel, <u>1 & 2 Stories</u> | room | 644.00 | <u>\$1,924</u> |
| | <u>Hotel, 3+ Stories</u> | <u>room</u> | | <u>\$1,924</u> |
| 320 | Motel, <u>1& 2 Stories</u> | room | 455.00 | <u>\$928</u> |
| | <u>Motel, 3+Stories</u> | <u>room</u> | | <u>\$928</u> |
| | RECREATION | | | |
| 416 | Recreational Vehicle Park | Site/ <u>du</u> | 181.00 | <u>\$627</u> |
| 420 | Marina | <u>1,000sf/berth</u> | 433.00 | <u>\$1,203</u> |
| 430 | Golf Course | <u>1,000sf/acre</u> | 737.00 | <u>\$1,870</u> |
| 444 | Movie Theater | <u>1,000sf/screen</u> | 4,884.00 | <u>\$17,952</u> |
| 492 | Health/Fitness Club | 1,000 sf | 3,889.00 | <u>\$13,949</u> |
| | INSTITUTIONS | | | |
| 520 | Elementary School (Private) | <u>1,000 sf/student</u> | 107.00 | <u>\$499</u> |
| 522 | Middle School (Private) | <u>1,000 sf/student</u> | 150.00 | <u>\$460</u> |
| 530 | High School (Private) | <u>1,000 sf/student</u> | 161.00 | <u>\$473</u> |
| 540 | University (7,500 or fewer students) (Private) | <u>1,000 sf/student</u> | 293.00 | <u>\$998</u> |
| 550 | University (more than 7,500 students) (Private) | student | 220.00 | <u>\$746</u> |
| 560 | Public Assembly | 1,000 sf | 634.00 (2) | <u>\$2,205</u> |
| 565 | Day Care | 1,000 sf | 2,480.00 | <u>\$5,844</u> |

| ITE LUC | Land Use | Unit | Net Impact Fee @22% ⁽¹⁾ | Effective date ⁽¹⁾ 11/1/24 |
|--------------------|--|--------------------------|---|--|
| 610 | Hospital | 1,000 sf | 1,655.00 | <u>\$4,675</u> |
| 620 | Nursing Home | <u>1,000 sf/bed</u> | 149.00 | <u>\$558</u> |
| 630 | Clinic | 1,000 sf | 3,841.00 | <u>\$14,803</u> |
| | OFFICE | | | |
| 710 | General Office | 1,000 sf | 1,212.00 (2) | <u>\$4,290</u> |
| 720 | Medical Office 10,000 sf or less | 1,000 sf | 2,875.00 | <u>\$9,854</u> |
| 720 | Medical Office greater than 10,000 sf | 1,000 sf | 4,190.00 | <u>\$14,147</u> |
| | RETAIL | | | |
| 812 | Building Materials and Lumber Store | 1,000 sf | 5,134.00 | <u>\$6,646</u> |
| 813 | Discount Superstore Free Standing | 1,000 sf | 6,761.00 | <u>\$6,519</u> |
| 816 | Hardware/Paint Store | 1,000 sf | 1,244.00 | <u>\$353</u> |
| 820 | Retail/Center | 1,000 sf g _{la} | 1,917.00 (2) | <u>\$6,318</u> |
| 840/841 | New/Used Auto Sales | 1,000 sf | 2,396.00 | <u>\$7,426</u> |
| 850 | Supermarket | 1,000 sf | 2,812.00 | <u>\$8,754</u> |
| 862 | Home Improvement Superstore | 1,000 sf | 1,167.00 | <u>\$3,676</u> |
| 880/88 | Pharmacy/Drug Store w/Drive-Thru | 1,000 sf | 1,492.00 | <u>\$5,502</u> |
| 890 | Furniture Store | 1,000 sf | 409.00 | <u>\$1,741</u> |
| 912 | Bank/Savings Drive-In | 1,000 sf | 4,257.00 | <u>\$9,463</u> |
| 931 | Quality Restaurant | 1,000 sf | 5,271.00 | <u>\$17,014</u> |
| 932 | High-Turnover <u>(sit-down)</u> Restaurant | 1,000 sf | 6,283.00 | <u>\$19,065</u> |

| ITE LUC | Land Use | Unit | Net Impact Fee @22% ⁽¹⁾ | Effective date ⁽¹⁾ 11/1/24 |
|----------------|---|-------------------------------------|---|--|
| 934 | Fast Food Rest. w/Drive-Thru | 1,000 sf | 17,397.00 | <u>\$55,658</u> |
| 942 | Automobile Care Center | 1,000 sf | 1,971.00 | <u>\$6,056</u> |
| 944 | Gas station with convenience market under 2,000 sq. ft. | 1,000 sf/vfp fuel pos. | 1,864.00 (2) | <u>\$5,930</u> |
| 945 | Gas station with convenience market 2,000—2,999 sq. ft. | 1,000 sf/vfp fuel pos. | 2,226.00 (2) | <u>\$9,120</u> |
| 960 | Gas station with convenience market over 3,000 sq. ft. | 1,000 sf/vfp fuel pos. | 2,500.00 (2) | <u>\$11,935</u> |
| 947 | Self-Service Car Wash | 1,000sf/bay wash station | 1,525.00 | <u>\$5,207</u> |
| n/a | Convenience/Gasoline/Fast Food w/Drive-Thru | 1,000 sf | 19,804.00 | <u>\$67,642</u> |
| | INDUSTRIAL | | | |
| 110 | General Light Industrial | 1,000 sf | 806.00 | <u>\$1,922</u> |
| 130 | Industrial Park | 1,000 sf | 788.00 | <u>\$1,336</u> |
| 140 | Manufacturing | 1,000 sf | 440.00 | <u>\$1,882</u> |
| 150 | Warehousing | 1,000 sf | 412.00 | <u>\$676</u> |
| 151 | Mini-Warehouse | 1,000 sf | 146.00 | <u>\$389</u> |

⁽¹⁾The new impact fee rates shall apply to all building permits and certificates of use issued after the stated effective date. Building permit and certificate of use applications which are in process but not yet issued shall be subject to the impact fee rates in effect at the time the building permit or certificate of use is actually issued by the county, unless excepted pursuant to the ordinance from which this schedule derived. A limited exception process to the application of the new fees is provided for in the ordinance from which this schedule derived; failure to timely utilize the stated exception process before the deadline is a jurisdictional defect prohibiting any subsequent challenge to the fee.

⁽²⁾New rates at 22% and land use category changes derived from an updated Roads Impact Fee Study accepted by the Board of County Commissioners on ~~June 23, 2020~~ November 1, 2024.