

Impact Fee Status Discussion

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Administrator

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”

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.

Current Direction

Single Family House (detached)					
	Existing	Year 1	Year 2	Year 3	Year 4
Total	\$5,757	\$6,477	\$7,196	\$7,916	\$8,636
Parks and Recreation	\$411	\$431	\$451	\$471	\$491
Education	\$3,176	\$3,207	\$3,237	\$3,268	\$3,298
Transportation	\$1,269	\$1,938	\$2,607	\$3,276	\$3,946
Fire / EMS	\$235	\$235	\$235	\$235	\$235
Public Buildings	\$466	\$466	\$466	\$466	\$466
Correctional Facilities	\$7	\$7	\$7	\$7	\$7
Law Enforcement	\$86	\$86	\$86	\$86	\$86
Library	\$107	\$107	\$107	\$107	\$107

Increase Parks and Recreation to 100%

Increase Transportation to \$3,946

Increase Education by \$122.

These increases are all over 4 years at 12.5 % per year.

Alternate options

Apply 50% increase per each impact fee.

Apply 50% increase per each impact fee, Complete Mobility Fee Study and Replace Transportation Impact Fee with Mobility Fee.

Extraordinary Circumstance – increase Transportation, Schools, and Parks to 100%.

SINGLE FAMILY LAND USE

SCENARIO	Fire/EMS	Buildings	Public	Correctional Facilities	Enforcement	Law	Library	Recreation	Parks &	Educational Facilities	Transportation	Total
Adopted	\$235	\$466	\$7	\$86	\$107	\$411	\$3,176	\$1,269	\$5,757			
Maximum Fee	\$320	\$1,215	\$15	\$156	\$222	\$491	\$8,764	\$6,220	\$17,403			
<i>50% INCREASE FOR EACH CATEGORY</i>	\$320	\$699	\$11	\$129	\$161	\$491	\$4,764	\$1,904	\$8,478			
<i>PROPOSED INCREASE FROM BOCC DIRECTION</i>	\$235	\$466	\$7	\$86	\$107	\$491	\$3,298	\$3,946	\$8,636			
<i>SPECIAL CIRCUMSTANCE</i>	\$235	\$466	\$7	\$86	\$107	\$491	\$8,764	\$6,220	\$16,376			