

Sec. 23-46. - Computation of the amount of fire protection and emergency medical services impact fee.

- (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:

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Residential	Effective 10-01-13	Effective 12-2-24	Effective 12-2-25	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Single-family, detached, per du	\$209.00	\$277.50	\$320.00	\$0.00	\$26.00	\$0.00	\$215.00
Single-family, attached, per du	147.00	199.50	234.00	0.00	18.00	0.00	151.00
Multifamily, 1 - 2 levels, per du	158.00	205.50	234.00	0.00	19.00	0.00	162.00
Multifamily 3+ levels, per du	161.00	207.00	234.00	0.00	19.00	0.00	216.00
Mobile home, 1 Acre, per du	209.00	239.50	244.00	0.00	26.00	0.00	215.00
Mobile home, other, per du	175.00	220.00	244.00	0.00	21.00	0.00	180.00
Mobile home park, per du	175.00	220.00	244.00	0.00	21.00	0.00	180.00

Sr. Housing Detached, per du	209.00	240.50	246.00	0.00	26.00	0.00	215.00
Sr. Housing Attached, per du	147.00	171.50	178.00	0.00	18.00	0.00	151.00
Congregate Care Facility, per 1,000 sq. ft.	258.00	270.00	250.00	0.00	32.00	0.00	
Assisted Living Fac, per 1,000 sq. ft.	258.00	242.50	195.00	0.00	32.00	0.00	
Cont. Care Ret. Cntr, per 1,000 sq. ft.	258.00	270.00	250.00	0.00	32.00	0.00	
Medical, per 1,000 sq. ft.							
Hospital	258.00	274.00	258.00	0.00	32.00	0.00	351.00
Clinic	258.00	294.00	298.00	0.00	32.00	0.00	351.00
Nursing Home	258.00	254.00	218.00	0.00	32.00	0.00	351.00
Lodging							
Hotel, per room	97.00	169.50	230.00	0.00	12.00	0.00	133.00
Motel, per room	97.00	153.00	197.00	0.00	12.00	0.00	100.00
General Light Industrial	75.00	89.50	95.00	0.00	9.00	0.00	77.00

Industrial Park	77.00	77.50	69.00	0.00	9.00	0.00	103.00
Manufacturing	75.00	96.50	109.00	0.00	9.00	0.00	77.00
Warehouse	55.00	42.00	22.00	0.00	7.00	0.00	57.00
Mini-Warehouse	55.00	35.00	8.00	0.00	7.00	0.00	57.00
Medical Office 10,000 sq. ft. or less	258.00	264.00	238.00	0.00	32.00	0.00	351.00
Medical Office over 10,000 sq. ft.	258.00	316.00	342.00	0.00	32.00	0.00	351.00
General Office	150.00	181.50	195.00	0.00	18.00	0.00	205.00
Retail/Shopping Center	298.00	423.00	512.00	0.00	36.00	0.00	397.00
Building Material/Lumber Store	292.00	217.50	107.00	0.00	36.00	0.00	397.00
Discount Super- store, Freestanding	292.00	335.00	342.00	0.00	36.00	0.00	397.00
Hardware/Paint Store	292.00	189.00	50.00	0.00	36.00	0.00	397.00
New/Used Auto Sales	292.00	320.00	312.00	0.00	36.00	0.00	397.00
Supermarket	292.00	407.00	486.00	0.00	36.00	0.00	397.00

Home Improvement Superstore	292.00	356.50	385.00	0.00	36.00	0.00	397.00
Pharmacy/Drug Store w/ & w/o Drive-Thru	292.00	346.50	365.00	0.00	36.00	0.00	397.00
Furniture Store	292.00	196.00	64.00	0.00	36.00	0.00	397.00
Bank/Savings Drive-In, per 1,000 sq. ft.	292.00	311.00	294.00	0.00	36.00	0.00	397.00
Fine Dining/Quality Restaurant, per 1,000 sq. ft.	454.00	827.00	1,144.00	0.00	56.00	0.00	617.00
High Turnover (Sit down) Restaurant, per 1,000 sq. ft.	454.00	793.00	1,076.00	0.00	56.00	0.00	617.00
Fast Food Restaurant w/ Drive-Thru, per 1,000 sq. ft.	454.00	1,225.00	1,940.00	0.00	56.00	0.00	617.00
Automobile Care Center, per 1,000 sq. ft.	292.00	330.00	332.00	0.00	36.00	0.00	397.00

Gas Station w/ Conv. Market under 2,000 sq. ft., per 1,000 sq. ft.	292.00	309.00	290.00	0.00	36.00	0.00	397.00
Gas Station w/ Conv. Market 2,000—2,999 sq. ft., per 1,000 sq. ft.	292.00	392.50	457.00	0.00	36.00	0.00	397.00
Gas Station w/ Conv. Market 3,000 + sq. ft., per 1,000 sq. ft.	292.00	462.00	596.00	0.00	36.00	0.00	397.00
Self-Service Car Wash per 1,000 sq. ft.	292.00	259.50	191.00	0.00	36.00	0.00	397.00
Conv./Gas/Fast Food Restaurant per 1,000 sq. ft.	292.00	955.00	1,582.00	0.00	36.00	0.00	397.00
Recreational							
RV Park per occupied site	97.00	101.00	93.00	0.00	12.00	0.00	100.00
Marina, per 1,000 sq. ft.	150.00	97.00	26.00	0.00	18.00	0.00	154.00
Golf Course, per 1,000 sq. ft.	292.00	174.00	20.00	0.00	36.00	0.00	300.00

Movie Theater, per 1,000 sq. ft.	292.00	679.00	1,030.00	0.00	36.00	0.00	397.00
Health/Fitness Club, per 1,000 sq. ft.	292.00	403.50	479.00	0.00	36.00	0.00	397.00
Institutional							
Elementary School (Private), per 1,000 sq. ft.	150.00	0.00	0.00	0.00	18.00	0.00	205.00
Middle School (Private), per 1,000 sq. ft.	150.00	0.00	0.00	0.00	18.00	0.00	205.00
High School Priv., per 1,000 sq. ft.	150.00	0.00	0.00	0.00	18.00	0.00	205.00
University (Private) 7,500 per 1,000 sq. ft.	150.00	0.00	0.00	0.00	18.00	0.00	205.00
University (Private) over 7,500 students per 1,000 sq. ft.	150.00	0.00	0.00	0.00	18.00	0.00	205.00
Public Assembly per 1,000 sq. ft.	150.00	124.50	81.00	0.00	18.00	0.00	205.00
Day Care Center per 1,000 sq. ft.	150.00	164.50	161.00	0.00	18.00	0.00	205.00

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]. A limited exception process to the application of the new fees, is provided for in exhibit D [of Ord. No. 2013-1]; failure to timely utilize the stated exception process before the deadline is a jurisdictional defect prohibiting any subsequent challenge to the fee.

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.

- (1) If a building permit or certificate of use is requested for mixed uses, then the fee shall be determined according to the above schedule by apportioning the space committed to uses specified on the schedule.
 - (2) If the type of development activity a building permit or certificate of use is applied for is not specified on the above fee schedule, the county administrator or his designee shall use the fee applicable to the most nearly comparable type of land use on the above fee schedule.
 - (3) In the case of change of use, redevelopment, or modification or expansion of an existing use which may or may not require the issuance of a building permit, the impact fee shall be based upon the net increase in impact for the new use as compared to the previous use.
- (b) If a fee payer opts not to have the impact fee or fees determined according to paragraph (a) of this section, then the fee payer shall prepare and submit to the county administrator or his designee, an independent fee calculation study for the land development activity for which a building permit is sought. The independent fee calculation study shall follow the prescribed calculation methodologies and formats established by the county administrator or designee. Any adjustment to the fees in the schedule contained in paragraph (a) may only be based upon impact or use characteristics that are expected to exist throughout the expected life of the structure and may not be based upon temporary or transitory use characteristics.

(Ord. No. 86-31, § 6, 12-16-86; Ord. No. 93-11, § 6, 5-4-93; Ord. No. 96-12, § 6, 7-16-96; Ord. No. 97-17, § 6, 7-7-97; Ord. No. 2001-01, § 6, 1-9-01; Ord. No. 2005-05, § 2, 6-2-05; Ord. No. 2009-14, § 1, 11-10-09; Ord. No. 2010-26, § 1, 11-9-10; Ord. No. 2011-20, § 2, 11-15-11; Ord. No. 2012-13, § I(Exh. A), 11-13-12; Ord. No. 2013-1, § I(Exh. A), 1-8-13; Ord. No. 2023-11, § 3(Exh. A), 9-26-23; Ord. No. 2024-10, § I(Exh. A), 7-30-24; Ord. No. 2026-04, § 1(Exh. A), 2-3-26)

