

Hernando County Fire/EMS Impact Fee Study

Option #2-Capacity Projects Fully Funded with Impact Fee Revenues

Phased Schedule (Requires Demonstration of Extraordinary Circumstances, Two Public Workshops Discussing Those Circumstances and Unanimous Vote of the BOCC)

ITE LUC	Land Use Type	Impact Unit	Effective October 1, 2026	Effective October 1, 2027
RESIDENTIAL				
210	Single Family	du	\$549.50	\$779
220/221/222	Multi-Family	du	\$393.00	\$552
240	Mobile Home	du	\$391.00	\$538
251	Senior Adult Housing (Single Family)	du	\$357.00	\$468
252	Senior Adult Housing (Multi-Family)	du	\$253.50	\$329
TRANSIENT, ASSISTED, GROUP				
253/255	Congregate Care Facility/Continuing Care Retirement Center	du	\$408.00	\$566
254	Assisted Living	bed*	\$345.50	\$496
310	Hotel	room	\$323.50	\$417
320	Motel	room	\$284.00	\$371
620	Nursing Home	bed	\$352.50	\$487
RECREATIONAL				
416	RV Park	site	\$151.00	\$209
420	Marina	berth	\$41.00	\$56
430	Golf Course	hole	\$195.50	\$371
445	Movie Theater	screen	\$1,472.50	\$1,915
492	Health/Fitness Club	1,000 sf	\$673.00	\$867
INSTITUTIONAL				
520	Elementary School (Private)	student	**	**
522	Middle School (Private)	student	**	**
525	High School (Private)	student	**	**
540/550	University/Jr College (7,500 or fewer students) (Private)	student	**	**
	University/Jr College (more than 7,500 students) (Private)	student	**	**
560	Public Assembly	1,000 sf	\$138.00	\$195
565	Day Care Center	1,000 sf	\$240.50	\$320
MEDICAL				
610	Hospital	1,000 sf	\$435.00	\$612
630	Clinic	1,000 sf	\$483.00	\$668
OFFICE				
710	Office	1,000 sf	\$253.00	\$311
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$348.50	\$459
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$491.00	\$640
RETAIL				
812	Building Materials/Lumber Store	1,000 sf	\$139.50	\$172
813	Discount Superstore, Free-Standing	1,000 sf	\$720.50	\$1,099
816	Hardware/Paint Store	1,000 sf	\$78.50	\$107
822	Retail 40,000 sf gla or less	1,000 sf gla	\$713.00	\$914
821	Retail 40,001 to 150,000 sf gla	1,000 sf gla	\$870.50	\$1,229
820	Retail greater than 150,000 sf gla	1,000 sf gla	\$685.00	\$858
840/841	New/Used Auto Sales	1,000 sf	\$497.00	\$682
850	Supermarket	1,000 sf	\$769.50	\$1,053
851	Convenience Market (24 hour)	1,000 sf	\$2,011.00	\$2,440
862	Home Improvement Superstore	1,000 sf	\$610.00	\$835

880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	\$572.00	\$779
890	Furniture Store	1,000 sf	\$129.50	\$195
SERVICES				
912	Bank/Savings Drive-In	1,000 sf	\$471.50	\$649
931	Fine Dining Restaurant	1,000 sf	\$1,882.00	\$2,620
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$1,764.50	\$2,453
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$3,140.50	\$4,341
942	Automobile Care Center	1,000 sf	\$467.50	\$603
944	Gas Station w/Convenience Store <2,000 sf	fuel pos.	\$451.00	\$612
945	Gas Station w/Convenience Store 2,000-2,999 sf	fuel pos.	\$606.50	\$756
	Gas Station w/Convenience Store 3,000 sf or more	fuel pos.	\$676.00	\$756
947	Self-Service Car Wash	wash stall	\$278.50	\$366
INDUSTRIAL				
110	General Light Industrial	1,000 sf	\$110.00	\$125
130	Industrial Park	1,000 sf	\$83.00	\$97
140	Manufacturing	1,000 sf	\$159.00	\$209
150	Warehousing	1,000 sf	\$32.00	\$42
151	Mini-Warehouse	1,000 sf	\$11.00	\$14

**Hernando County exempts school land uses from paying impact fees.