

From: [County Ordinances](#)
To: [Ordinances](#); [County Ordinances](#)
Cc: [Heidi Kurppe](#); [Patricia Tapia](#)
Subject: RE: Hernando County Ordinance No. 2024-10 - Adopted on July 30, 2024
Date: Friday, August 23, 2024 12:22:26 PM
Attachments: [Hernando20240822_Ordinance2024_10_Ack.pdf](#)

Good afternoon,

Please find the attached acknowledgment letter for Hernando County Ordinance No. 2024-10.

Best,

County Ordinances
Florida Administrative Code and Register
Room 701 The Capitol | Tallahassee, Florida

From: Ordinances <ord@hernandoclerk.org>
Sent: Thursday, August 22, 2024 3:37 PM
To: County Ordinances <CountyOrdinances@dos.myflorida.com>
Cc: Heidi Kurppe <hkurppe@hernandoclerk.org>; Patricia Tapia <ptapia@hernandoclerk.org>
Subject: Hernando County Ordinance No. 2024-10 - Adopted on July 30, 2024

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Sender Full Name:	Heidi Kurppe
Sender Phone number:	352-754-4970
County Name:	Hernando
Ordinance Number:	2024-10

Thank You,

Heidi Kurppe
Administrative Services | Administrative Services Supervisor
Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller
Phone: (352)754-4201 | Email: hkurppe@hernandoclerk.org
20 N Main Street, Brooksville, FL 34601

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NOTICE:

Please note: Florida has a very broad Public Records Law. Most written communications to or from the Clerk's Office are public records available to anyone upon request. Your e-mail, including your e-mail address, may therefore, be subject to public disclosure.

NOTICE:



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 23, 2024

Honorable Doug Chorvat, Jr.
Hernando County Clerk's Office
20 North Main Street, Rm. 362
Brooksville, Florida 34601

Dear Honorable Doug Chorvat Jr.,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2024-10, which was filed in this office on August 22, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/wlh

ORDINANCE NO.: 2024 - 10

AN ORDINANCE AMENDING CHAPTER 23, ARTICLE III, DIVISIONS I-VI, OF THE HERNANDO COUNTY CODE OF ORDINANCES RELATING TO IMPACT FEES; AMENDING IMPACT FEE SCHEDULES IN SECTION 23-46 (FIRE/EMS); 23-91(PUBLIC CAPITAL FACILITIES-LAW ENFORCEMENT); 23-114 (PARKS), 23-69 (EDUCATIONAL FACILITIES); 23-138 (ROADS); AMENDING IMPACT FEE SAVINGS CLAUSE; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the study was accepted by the County on July 30, 2024, as the most recent and localized data pursuant to Chapter 163 F.S.; and

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

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

WHEREAS, the Hernando County Board of County Commissioners desires to establish a two (2) phase effective date for the impact fees pursuant to the schedules set forth in Exhibit A.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

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

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

SECTION III. Hernando County Code of Ordinances, section 23-114(a) (*Computation of the Amount of Parks impact fee*) as it relates to the scheduled fees for Parks is hereby amended to provide a

1 schedule of fees for Parks rates, as more precisely delineated with strike-through and underlined text on
2 the schedule section 23-114(a) set forth in Exhibit A.

3
4 **SECTION IV.** Hernando County Code of Ordinances, section 23-69(a) (*Computation of the*
5 *Amount of Educational Facilities impact fee*) as it relates to the scheduled fees for Educational Facilities
6 is hereby amended to provide a schedule of fees for educational rates, as more precisely delineated with
7 strike-through and underlined text on the schedule section 23-69(a) set forth in Exhibit A.

8
9 **SECTION V.** Hernando County Code of Ordinances, section 23-138(a) (*Computation of the*
10 *Amount of roads impact fee*) as it relates to the scheduled fees for Roads is hereby amended to provide a
11 schedule of fees for Road rates, as more precisely delineated with strike-through and underlined text on
12 the schedule section 23-138(a) set forth in Exhibit A.

13
14 **SECTION VI. AMENDING IMPACT FEE SAVINGS CLAUSE.** Section IV of Hernando
15 County Ordinance No. 2020-06, is hereby amended to read as follows, with underlined matter
16 added and struck-through matter deleted:

17 The Board of County Commissioners intends to put Contractors and property owners on Notice
18 that the existing adopted County impact fees referenced in this Ordinance will be effective on
19 ~~November 9, 2020~~, November 1, 2024. Given the extended statutory notice required for the
20 effective date of new or increased fees, the general rule is that the new or increased impact fee
21 rates shall apply to all building permits and certificates of use issued after the stated effective date
22 of the Ordinance, i.e., after ~~November 9, 2020~~, December 2, 2024 (Phase I) and December 2, 2025
23 (Phase II). Accordingly, a complete application for a building permit or certificate of use, filed
24 prior to the effective date of the ordinance but not yet issued a permit on the effective date, will be
25 subject to the impact fee rates in effect at the time the building permit or certificate of use is
26 actually issued by the county except as provided herein. The Board of County Commissioners
27 will provide a savings clause (i.e. a process granting an exemption from the impact fee rates
28 effective on ~~November 9, 2020~~ December 2, 2024 (Phase I) December 2, 2025 (Phase II) for
29 completed building permit or certificate of use applications (as applicable) accepted for filing by
30 the Building Department prior to the effective date (provided that the application remains in an
31 active status) and existing private party construction contracts which in good faith contemplated
32 that the fees would still be reduced or non-existent at the time the contract was executed by both
33 parties.
34

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

39 The County recognizes that prior to the effective date of this Ordinance, Hernando County
40 property owners and duly licensed construction contractors have executed bona fide contracts in
41 good faith for the construction of improvements which will be required to pay increased impact
42 fees under this ordinance when the building permit or certificate of occupancy is issued. Because
43 the Commission does not wish to unduly burden existing bona fide contracts entered into between
44 private parties in good faith, the Commission will, upon verification, recognize such contacts as
45 exempt from the new or increased fees which are effective ~~November 9, 2020~~ December 2, 2024
46 (Phase I) and December 2, 2025 (Phase II), and will permit the responsible party to instead pay the
47 impact fee in place immediately prior to the effective date of this Ordinance.

To be exempt from the fees effective on ~~November 9, 2020,~~ December 2, 2024 (Phase I) and December 2, 2025 (Phase II), 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,~~ December 2, 2024 (Phase I) and December 2, 2025(Phase II), 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 Department no later than the close of business on ~~June 1, 2020,~~ December 2, 2024 (Phase I) and August 30, 2025 (Phase II) to be considered exempt from the fees established in this Ordinance to be effective on ~~June 1, 2020,~~ November 1, 2024 (Phase I) and December 2, 2025(Phase II). The Administrator may waive strict compliance with the deadline for good cause shown.

7. The Administrator or his/her designee will make a written decision on whether the exemption should be granted to avoid interference with the submitted contract. The decision may be appealed to the Board of County Commissioners only if the written appeal is filed in the County Administrator's office within ten (10) calendar days of mailing or delivery of the written decision. When a contract has been verified in writing by the County, the application shall be considered conditionally exempt from the new impact fees of this ordinance; accordingly, the impact fee rate structure in effect immediately prior to adoption of this Ordinance shall apply provided a complete application for a building permit or certificate of use (as applicable) is submitted (and all applicable application fees paid) by the close of business on ~~December 1, 2020~~ June 2, 2025 (Phase I) and June 2, 2026(Phase II). If a complete application is not submitted during this period, the property shall no longer be exempt and shall be subject to the prevailing impact fee rates.

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

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

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

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

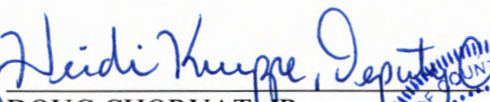
SECTION XI. FILING WITH THE DEPARTMENT OF STATE. The clerk shall be and is hereby directed forthwith to send a certified copy of this ordinance or electronically transmit the ordinance by email to the Bureau of Administrative Code, Department of State, R.A. Gray Bldg., Room 101, 500 S. Bronough Street,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

SECTION XII. INCLUSION IN CODE. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, any section or subsection of this Ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section", article," or other appropriate designation.

SECTION XIII. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Department of State.

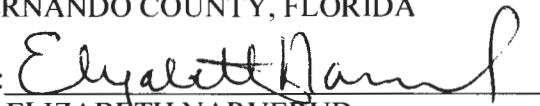
DULY PASSED AND ADOPTED IN REGULAR SESSION THIS 30th DAY OF July, 2024.

Attest:


DOUG CHORVAT, JR.
Clerk of Circuit Court and Comptroller



BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

By: 
ELIZABETH NARVERUD
Chairperson

Approved As To Form
And Legal Sufficiency

By 
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	County Fire and EMS		H County EMS		City of Brooksville	
Residential, per unit:		effective 10-01-13	Effective 11-1-24	Effective 7/30/2025	effective 11-15-12	effective 08-14-13	effective 11-15-12	effective 08-14-13
Single-family, detached		\$209.00	\$277.5	\$320	\$0.00	\$26.00	\$0.00	\$215.00
Single-family, attached		147	\$199.5	\$234	0.00	18.00	0.00	151.00
Multifamily, 1 & 2 story		158	205.5	\$234	0.00	19.00	0.00	162.00
Multifamily 3 story & up		161	\$207	\$234	0.00	19.00	0.00	216.00
Mobile home, 1 acre		209	\$239.5	\$244	0.00	26.00	0.00	215.00
Mobile home, other		175	\$220.	\$244	0.00	21.00	0.00	180.00
Recreational vehicle-lot		97	101	\$93	0.00	12.00	0.00	100.00
Hotel/motel, 1 & 2 story		97	\$121	\$133	0.00	12.00	0.00	100.00
Hotel/motel, 3 story & up		99	\$122	\$133	0.00	12.00	0.00	133.00
Residential-Other		209			0.00	26.00	0.00	215.00
		<i>Industrial & warehousing, per 1,000 sq. ft.</i>						
Industrial—Under 30,000 sq. ft.		75	\$89.5	\$95	0.00	9.00	0.00	77.00
Industrial—30,000 sq. ft. and over		77	76.5	\$69	0.00	9.00	0.00	103.00
Warehouse—Under 30,000 sq. ft.		55	42	\$22	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

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	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 7/30/2025	Effective 11/15/12
Residential:									
Single-family, detached	\$0.00	\$107.00	\$0.00	\$466.00	\$0.00	\$86.00	\$121.00	\$156	\$0.00
Single-family, attached <u>1-10 stories</u>	0.00	75.00	0.00	327.00	0.00	61.00	\$87.5	\$114	0.00
Multifamily, <u>1-10 stories</u>	0.00	81.00	0.00	352.00	0.00	65.00	\$89.5	\$114	0.00
Mobile home, 1 acre	0.00	107.00	0.00	466.00	0.00	86.00	\$102.5	\$119	0.00
Mobile home, other	0.00	90.00	0.00	390.00	0.00	72.00	\$95.5	\$119	0.00
Recreational vehicle lot <u>Park</u>	0.00	0.00	0.00	217.00	0.00	40.00	\$42.5	\$45	0.00
Hotel/motel — Room <u>1-3 Stories</u>	0.00	0.00	0.00	217.00	0.00	40.00	\$76 \$75.5	\$111	0.00
<u>Motel, 1-3 Stories</u>							\$67.	\$94	
Residential — Other	0.00	107.00	0.00	466.00	0.00	86.00			0.00
<u>General Light Industrial</u>							\$38.00	\$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:

75Land Use Type	Library		Buildings		Law Enforcement		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 7/30/2025	Effective 11/15/12
<u>Industrial Park</u> *	0.00	0.00	0.00	168.00	0.00	31.00	\$32	\$33	0.00
Warehouse *	0.00	0.00	0.00	124.00	0.00	23.00	5	\$10	0.00
Storage —Mini-Ware House	0.00	0.00	0.00	72.00	0.00	13.00	2	\$4	0.00
Medical *— <u>Medical Office</u> <u>1000sq ft or less</u> *	0.00	0.00	0.00	576.00	0.00	107.00	\$110.5	\$114	0.00
Medical Office greater than 10,000 sq ft						107	\$135.5	\$164	
Hospital						107	\$115.5	\$124	
General *	0.00	0.00	0.00	335.00	0.00	62.00			0.00
<u>Retail/Shopping Center</u> *	0.00	0.00	0.00	651.00	0.00	121.00	\$183.5	\$246	0.00
Restaurant * <u>Quality Restaurant</u>	0.00	0.00	0.00	1012.00	0.00	187.00	\$368.	\$549	0.00

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES
Section 23.91

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

Land Use Type	Library		Buildings		Law Enforcement		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 7/30/2025	Effective 11/15/12
Residential:									
High-Turnover (Sit-Down) Restaurant							\$352	\$517	
Fast Food Restaurant w/Drive- Thru							\$559	\$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.

393PARKS 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>	Effective <u>7/30/2025</u>
Single-family, detached	\$0.00	\$411.00	\$451	\$491
<u>Single-family, attached 1-10 Stories</u>	0.00	288.00	\$323	\$358
Multifamily, <u>1-10 Stories</u>	0.00	311.00	\$334.5	\$358
Mobile home—1-acre lot	0.00	411.00	393	\$375
Mobile home—Other	0.00	344.00	\$359.5	\$375
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>		411	394	\$377
<u>Senior Housing, (Attached)</u>		288	280.5	\$273

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. 2013-4~~ 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 11/1/24	Effective ¹ <u>07/30/2025</u>
Residential:					
Single-family, detached	\$2,133.00	\$0.00	\$3,176.00	\$4655.5	\$6,135
Single-family, (attached) <u>1-10 Stories</u> ² (townhouse/condominium)	1,628.00	0.00	2,914.00	\$3083	\$3,252
Multifamily, <u>1 & 2 Stories</u>	1,680.00	0.00	3,197.00	\$3520.5	\$3,844
<u>Multifamily, 3-10 Stories</u>				\$3521.5	\$3,846
Mobile home, parcel <u>1- acre</u>	2,133.00	0.00	3,176.00	\$4655.5	\$6,135
<u>Mobile Home, Other</u>				\$4657.	\$6,138
Mobile home, park ²	995.00	0.00	1,761.00		\$839

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	Effective date ^(a) 7/30/25
	RESIDENTIAL				
210	Single-Family/Mobile Home (Detached)	du	\$1,269.00	\$2811.5	\$4,354
	<u>Single Family (attached) 1-2 Stories</u>	<u>du</u>		\$1883.5	\$3,767
	<u>Single Family (attached) 3-10 stories</u>	<u>du</u>		\$1883.5	\$3,767
220	Multi-Family (Low Rise, 1-2 stories)	du	822.00	\$1878.5	\$2,935
221	Multi-Family (Mid Rise, 3-10 stories)	du	729.00 (2)	\$1352.5	\$1,976
240	Mobile Home Park	du	467.00	\$1029	\$1,591
	<u>Mobile Home 1-acre</u>	du	1269	\$2811.5	\$4,354
	<u>Mobile Home, Other</u>	du	1269	\$2811.5	\$4,354
251	Senior Adult Living Detached	du	500.00 (2)	\$1052.	\$1,604
252	Senior Adult Living Attached	du	377.00 (2)	\$729.5	\$1,082
253	Congregate Care Facility, <u>under 30,000 sq ft</u>	du	121.00	\$274.5	\$428
254	<u>Assisted Living, under 30,000 sq ft</u>	bed	148.00 (2)	\$309.5	\$471
255	<u>Continuing Care Retirement Center, under 30,000 sq ft</u>	du	136.00 (2)	\$293.5	\$451

ITE LUC	Land Use	Unit	Net Impact Fee @22% ⁽¹⁾	Effective date ⁽¹⁾ 11/1/24	Effective date ⁽¹⁾ 7/30/25
	LODGING				
310	Hotel, <u>1 & 2 Stories</u>	room	644.00	\$1284.	\$1,924
	<u>Hotel, 3+ Stories</u>	<u>room</u>	455-644	\$1284	\$1,924
320	Motel, <u>1& 2 Stories</u>	room	455.00	\$691.5	\$928
	<u>Motel, 3+Stories</u>	<u>room</u>	455	\$692 691.5	\$928
	RECREATION				
416	Recreational Vehicle Park	Site/ <u>du</u>	181.00	\$404	\$627
420	Marina	<u>1,000sf/berth</u>	433.00	\$818.	\$1,203
430	Golf Course	<u>1,000sf/acre</u>	737.00	\$1303.5	\$1,870
444	Movie Theater	<u>1,000sf/screen</u>	4,884.00	\$11418.	\$17,952
492	Health/Fitness Club	1,000 sf	3,889.00	\$8917.5.	\$13,949
	INSTITUTIONS				
520	Elementary School (Private)	<u>1,000 sf/student</u>	107.00		
522	Middle School (Private)	<u>1,000 sf/student</u>	150.00		
530	High School (Private)	<u>1,000 sf/student</u>	161.00		
540	University (7,500 or fewer students) (Private)	<u>1,000 sf/student</u>	293.00		
550	University (more than 7,500 students) (Private)	student	220.00		

ITE LUC	Land Use	Unit	Net Impact Fee @22% ⁽¹⁾	Effective date ⁽¹⁾ 11/1/24	Effective date ⁽¹⁾ 7/30/25
560	Public Assembly	1,000 sf	634.00 (2)	\$1419.5	\$2,205
565	Day Care	1,000 sf	2,480.00	\$4162.	\$5,844
610	Hospital	1,000 sf	1,655.00	\$3165.	\$4,675
620	Nursing Home	<u>1,000 sf/bed</u>	149.00	\$353.5	\$558
630	Clinic	1,000 sf	3,841.00	\$9322.	\$14,803
	OFFICE				
710	General Office	1,000 sf	1,212.00 (2)	\$2751	\$4,290
720	Medical Office 10,000 sf or less	1,000 sf	2,875.00	\$6364.5	\$9,854
720	Medical Office greater than 10,000 sf	1,000 sf	4,190.00	\$9168.5	\$14,147
	RETAIL				
812	Building Materials and Lumber Store	1,000 sf	5,134.00	\$5890	\$6,646
813	Discount Superstore Free Standing	1,000 sf	6,761.00	6519	\$6,519
816	Hardware/Paint Store	1,000 sf	1,244.00	798.5.	\$353
820	Retail/Center	1,000 sfgla	1,917.00 (2)	\$4117.5	\$6,318
840/841	New/Used Auto Sales	1,000 sf	2,396.00	\$4911	\$7,426
850	Supermarket	1,000 sf	2,812.00	\$5783	\$8,754
862	Home Improvement Superstore	1,000 sf	1,167.00	\$2421.5	\$3,676
880/88	Pharmacy/Drug Store w/Drive-Thru	1,000 sf	1,492.00	\$3497	\$5,502
890	Furniture Store	1,000 sf	409.00	\$1075.	\$1,741

ITE LUC	Land Use	Unit	Net Impact Fee @22% ⁽¹⁾	Effective date ⁽¹⁾ 11/1/24	Effective date ⁽¹⁾ 7/30/25
912	Bank/Savings Drive-In	1,000 sf	4,257.00	\$6860.	\$9,463
931	Quality Restaurant	1,000 sf	5,271.00	\$11142.5	\$17,014
932	High-Turnover (sit-down) Restaurant	1,000 sf	6,283.00	\$12674	\$19,065
934	Fast Food Rest. w/Drive-Thru	1,000 sf	17,397.00	\$36527.5	\$55,658
942	Automobile Care Center	1,000 sf	1,971.00	\$4013.5	\$6,056
944	Gas station with convenience market under 2,000 sq. ft.	1,000 sf/vfp fuel pos.	1,864.00 (2)	\$3897	\$5,930
945	Gas station with convenience market 2,000—2,999 sq. ft.	1,000 sf/vfp fuel pos.	2,226.00 (2)	\$5673	\$9,120
960	Gas station with convenience market over 3,000 sq. ft.	1,000 sf/vfp fuel pos.	2,500.00 (2)	\$7217.5	\$11,935
947	Self-Service Car Wash	1,000sf/bay wash station	1,525.00	\$3366	\$5,207
n/a	Convenience/Gasoline/Fast Food w/Drive-Thru	1,000 sf	19,804.00	\$43723	\$67,642
	INDUSTRIAL				
110	General Light Industrial	1,000 sf	806.00	\$1364	\$1,922
130	Industrial Park	1,000 sf	788.00	\$1062	\$1,336
140	Manufacturing	1,000 sf	440.00	\$1161	\$1,882
150	Warehousing	1,000 sf	412.00	\$544	\$676
151	Mini-Warehouse	1,000 sf	146.00	\$267.5	\$389

⁽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.

“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.