

ORDINANCE NO.: 2026 - 04

AN ORDINANCE CORRECTING SCRIVENER'S ERRORS FOUND IN HERNANDO COUNTY CODE §§ 23-46, 23-69, 23-91, 23-114, AND 23-138'S IMPACT FEE SCHEDULES; CLARIFYING SAVINGS CLAUSE; CLARIFYING CONSTRUCTION CONTRACT EXEMPTION VERIFICATION PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 30, 2024, the Board of County Commissioners (the "Board"), after satisfying all of Fla. Stat. Ch. 163's procedural prerequisites, enacted Ordinance No. 2024-10, in which it enacted amended impact fee schedules for Fire/EMS, Public Capital Facilities - Law Enforcement, Parks, Educational Facilities, and Roads; and,

WHEREAS, Exhibit "A" thereto contained the new schedules for the above-referenced impact fees; and,

WHEREAS, the Board, during the hearing on the then-proposed ordinance, voted to implement the new impact fee rates in two phases, the first going into effect on December 2, 2024, and the second going into effect on December 2, 2025;

WHEREAS, a subsequent review of Ordinance No. 2024-10, as it was enacted, has revealed two scrivener's errors within Exhibit "A," to wit: (1) the schedules were not updated with the correct effective dates for the phases, and (2) the second page of the schedule for the Fire/EMS impact fees was inadvertently omitted the executed document; and,

1 WHEREAS, the Board’s purposes in enacting the instant ordinance is to correct the above-
2 described scrivener’s errors, and while doing so, also make non-substantive corrections to §§ 6 and
3 7 of Ordinance No. 2024-10; and,

4 WHEREAS, the instant ordinance makes no substantive changes to Ordinance No. 2024-10.

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

7 **Section 1. Correction of Scrivener’s Errors in the Fee Schedule Contained in Hernando**
8 **County Code Section 23-46.** The impact fee schedule contained in Hernando County Code § 23-
9 46(a), “Schedule of Fire and EMS Impact Fees,” is amended to read as set forth in Exhibit “A” to
10 the instant ordinance, which is incorporated as if fully set forth herein.

11 **Section 2. Correction of Scrivener’s Errors in the Fee Schedule Contained in Hernando**
12 **County Code Section 23-69.** The impact fee schedule contained in Hernando County Code § 23-
13 69(a), “Schedule of Educational Facilities Impact Fees,” is amended to read as set forth in Exhibit
14 “B” to the instant ordinance, which is incorporated as if fully set forth herein.

15 **Section 3. Correction of Scrivener’s Errors in the Fee Schedule Contained in Hernando**
16 **County Code Section 23-91.** The impact fee schedule contained in Hernando County Code § 23-
17 91(a), “Schedule of Capital Facilities Impact Fees,” is amended to read as set forth in Exhibit “C”
18 to the instant ordinance, which is incorporated as if fully set forth herein.

19 **Section 4. Correction of Scrivener’s Errors in the Fee Schedule Contained in Hernando**
20 **County Code Section 23-114(a).** The impact fee schedule contained in Hernando County Code §

23-114(a), "Parks Impact Fee Schedule," is amended to read as set forth in Exhibit "D" to the instant ordinance, which is incorporated as if fully set forth herein.

Section 5. Correction of Scrivener's Errors in the Fee Schedule Contained in Hernando County Code Section 23-138(a). The impact fee schedule contained in Hernando County Code § 23-138(a), "Schedule of Roads Impact Fees," is amended to read as set forth in Exhibit "E" to the instant ordinance, which is incorporated as if fully set forth herein.

Section 6. Clarifying Savings Clause. Section II of Ordinance 2020-6, Savings Clause, as it was amended by Section VI of Ordinance 2024-10, is hereby amended to read as set forth below:

SAVINGS CLAUSE. The Board of County Commissioners intends to put Contractors and property owners on Notice that the existing adopted County impact fees referenced in this Ordinance will be increased effective on ~~November 9, 2020~~ December 2, 2024. Given the extended statutory notice required for the effective date of new or increased fees, the general rule is that the new or increased impact fee rates shall apply to all building permits and certificates of use ~~issued~~ submitted after the stated effective date of the Ordinance, i.e. after December 2, 2024 (Phase I) and December 2, 2025 (Phase II). Accordingly, ~~a complete application for a building permit or certificate of use, filed prior to the effective date of the ordinance but not yet issued a permit on the effective date, will 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 except as provided herein~~ the building permit or certificate of use must be

1 issued by the Building Department and all fees paid, within one hundred and eighty
2 (180) days from the date of receipt of a complete building permit/certificate of use
3 application, if the permit or the certificate of use is not issued during this period, the
4 application shall no longer be exempt and shall be subject to the prevailing impact
5 fees. The Board of County Commissioners will provide a ~~savings clause (i.e. a~~
6 ~~process granting an exemption from the impact fee rates effective on December 2,~~
7 ~~2024 (Phase I) and from those that are effective on~~ December 2, 2025 (Phase II) ~~for~~
8 ~~completed building permit or certificate of use applications (as applicable) accepted~~
9 ~~for filing by the Building Department prior to the effective date (provided that the~~
10 ~~application remains in an active status) and existing private party construction~~
11 ~~contracts which in good faith contemplated that the fees would still be reduced or~~
12 ~~non-existent at the time the contract was executed by both parties.~~

13 **Section 7. Clarifying Construction Contract Exemption Verification Process.** Subsection
14 (6) of Section III of Ordinance 2020-6, Construction Contract Exemption Verification
15 Processing/Decisions by County Administrator, as it was amended by Section VII of Ordinance
16 2024-10, is hereby amended to read as set forth below:

17 6. The sworn statement and supporting materials must be provided to the County
18 Building Department no later than the close of business on ~~December 2, 2024~~
19 January 2, 2025 (Phase I) and ~~August 30, 2025~~ January 2, 2026 (Phase II) to be
20 considered exempt from the fees established in this Ordinance to be effective on

1 ~~November 1, 2024~~ December 2, 2024 (Phase I) and December 2, 2025 (Phase II).

2 The Administrator may waive strict compliance with the deadline for good cause
3 shown.

4 **Section 8. Severability.** It is declared to be the intent of the Board of County
5 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
6 ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the
7 validity of the remaining portions of this ordinance.

8 **Section 9. Inclusion in the Code.** It is the intention of the Board of County Commissioners
9 of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall
10 become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the
11 sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that
12 the word “ordinance” may be changed to “section,” “article,” or another appropriate designation.

13 **Section 10. Conflicting Provisions Repealed.** All ordinances or parts of ordinances in
14 conflict with the provisions of this ordinance are hereby repealed.

15 **Section 11. Effective Date.** This ordinance shall take effect *nunc pro tunc* to December 2,
16 2024.

ADOPTED IN REGULAR SESSION THE 3rd DAY OF February 2026.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest:

Douglas A. Chorvat, Jr.
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By:

Jerry Campbell
Jerry Campbell
Chairman



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By:

Natasha López Perez
County Attorney's Office

EXHIBIT “A”

Amendment to Hernando County Code § 23-46(a)
Schedule of Fire and EMS Impact Fees

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
<i>Residential</i>	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	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

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
<i>Residential</i>	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
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 sf	258.00	270.00	250.00	0.00	32.00	0.00	
Assisted Living Fac, per 1,000sf	258.00	242.50	195.00	0.00	32.00	0.00	
Cont. Care Ret. Cntr, per 1,000sf	258.00	270.00	250.00	0.00	32.00	0.00	

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
<i>Medical, per 1,000 sq. ft.</i>							
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
<i>Lodging</i>							
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

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
		Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
<i>Industrial & warehousing, per 1,000 sq. ft.</i>	Effective 10-01-13						
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

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
<i>Office, financial, retail, & restaurant, per 1,000 sq. ft.</i>	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Medical Office 10,000 sf or less	258.00	264.00	238.00	0.00	32.00	0.00	351.00
Medical Office over 10,000 sf	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, Free-standing	292.00	335.00	342.00	0.00	36.00	0.00	397.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
<i>Office, financial, retail, & restaurant, per 1,000 sq. ft.</i>	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
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 Improve- ment 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

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
<i>Services</i>	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Bank/Savings Drive-In, per 1,000 sf	292.00	311.00	294.00	0.00	36.00	0.00	397.00
Fine Dining / Quality Restaurant, per 1,000 sf	454.00	827.00	1,144.00	0.00	56.00	0.00	617.00
High Turnover (Sit down) Restaurant, per 1,000 sf	454.00	793.00	1,076.00	0.00	56.00	0.00	617.00
Fast Food Restaurant w/ Drive-Thru, per 1,000 sf	454.00	1,225.00	1,940.00	0.00	56.00	0.00	617.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
<i>Services</i>	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Automobile Care Center, per 1,000 sf	292.00	330.00	332.00	0.00	36.00	0.00	397.00
Gas Station w/ Conv. Market under 2,000 sf, per 1,000 sf	292.00	309.00	290.00	0.00	36.00	0.00	397.00
Gas Station w/ Conv. Market 2,000 – 2,999 sf, per 1,000 sf	292.00	392.50	457.00	0.00	36.00	0.00	397.00
Gas Station w/ Conv. Market 3,000 + sf, per 1,000 sf	292.00	462.00	596.00	0.00	36.00	0.00	397.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Services	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Self-Service Car Wash per 1,000 sf	292.00	259.50	191.00	0.00	36.00	0.00	397.00
Conv./Gas/Fast Food Restaurant per 1,000 sf	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 sf	150.00	97.00	26.00	0.00	18.00	0.00	154.00
Golf Course, per 1,000 sf	292.00	174.00	20.00	0.00	36.00	0.00	300.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
<i>Recreational</i>	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Movie Theater, per 1,000 sf	292.00	679.00	1,030.00	0.00	36.00	0.00	397.00
Health / Fitness Club, per 1,000 sf	292.00	403.50	479.00	0.00	36.00	0.00	397.00
<i>Institutional</i>							
Elementary School (Private), per 1,000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00
Middle School (Private), per 1,000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00
High School Priv.,per 1000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
<i>Institutional</i>	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
University (Private) 7,500 per 1,000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00
University (Private) over 7,500 students per 1,000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00
Public Assembly per 1,000 sf	150.00	124.50	81.00	0.00	18.00	0.00	205.00
Day Care Center per 1,000 sf	150.00	164.50	161.00	0.00	18.00	0.00	205.00

EXHIBIT “B”

Amendment to Hernando County Code § 23-69(a)
Schedule of Educational Facilities Impact Fees

SCHEDULE OF EDUCATIONAL FACILITIES IMPACT FEES

Land Use Type	Impact Fee				
		Effective 11/15/2011	Effective 6/1/2020	Effective 12/2/24	Effective 12/2/2025
Single-family, detached - per du	\$2,133.00	\$0.00	\$3,176.00	\$4,655.50	\$6,135.00
Single-family, (attached)1- 10 stories -per du	1,628.00	0.00	2,914.00	3,083.00	3,252.00
Multifamily, 1&2 Levels - per du	1,680.00	0.00	3,197.00	3,520.50	3,844.00
Multifamily, 3+ Levels - per du		0.00	3,197.00	3,521.50	3,846.00
Mobile home, 1 acre -per du	2,133.00	0.00	3,176.00	4,655.50	6,135.00
Mobile home, other- per du		0.00	3,176.00	4,657.00	6,138.00
Mobile home, park -per du	995.00	0.00	1,761.00	1,300.00	839.00

EXHIBIT “C”

Amendment to Hernando County Code § 23-91(a)
Schedule of Capital Facilities Impact Fees

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
Residential:	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Single-family, detached (du)	\$0.00	\$107.00	\$0.00	\$466.00	—	\$0.00	\$86.00	121.00	156.00	\$0.00	\$7.00	—
Single-family, attached, 1—10 stories (du)	0.00	75.00	0.00	327.00	—	0.00	61.00	87.50	114.00	0.00	5.00	—
Multifamily, (du)	0.00	81.00	0.00	352.00	—	0.00	65.00	89.50	114.00	0.00	5.00	—
Mobile home, 1 acre (du)	0.00	107.00	0.00	466.00	—	0.00	86.00	102.50	119.00	0.00	7.00	—
Mobile home, other (du)	0.00	90.00	0.00	390.00	—	0.00	72.00	95.50	119.00	0.00	6.00	—
Mob. home pk-du	0.00	90.00	0.00	390.00	—	0.00	72.00	95.50	119.00	0.00	6.00	—
Sr. Housing detached (du)	0.00	107.00	0.00	466.00	—	0.00	86.00	103.00	120.00	0.00	7.00	—
Sr. Housing attached (du)	0.00	75.00	0.00	327.00	—	0.00	61.00	74.00	87.00	0.00	5.00	—
Congregate Care Facility(1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	113.50	120.00	0.00	9.00	—
Assisted Living (1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	100.00	93.00	0.00	9.00	—
Cont. Care Ret. Cntr. (1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	113.50	120.00	0.00	9.00	—
Nursing Home (per 1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	106.00	105.00	0.00	9.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Hotel (per room)	0.00	0.00	0.00	217.00	—	0.00	40.00	75.50	111.00	0.00	3.00	—
Motel (per room)	0.00	0.00	0.00	217.00	—	0.00	40.00	67.00	94.00	0.00	3.00	—
Recreational vehicle park (occup site)	0.00	0.00	0.00	217.00	—	0.00	40.00	42.50	45.00	0.00	3.00	—
Marina (per 1,000 sf)	0.00	0.00	0.00	335.00	—	0.00	62.00	37.00	12.00	1.00	5.00	—
Golf Course (per 1000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	65.50	10.00	0.00	10.00	—
Movie Theater (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	308.00	495.00	1.00	10.00	—
Health/Fitness Club per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	175.50	230.00	0.00	10.00	—
General light industrial (per 1,000 sf)	0.00	0.00	0.00	168.00	—	0.00	31.00	38.50	46.00	0.00	3.00	—
Industrial Park (per 1,000 sf)	0.00	0.00	0.00	168.00	—	0.00	31.00	32.00	33.00	0.00	3.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Warehouse (per 1,000 sf)	0.00	0.00	0.00	124.00	—	0.00	23.00	16.50	10.00	0.00	2.00	—
Mini-warehouse (per 1,000 sf)	0.00	0.00	0.00	124.00	—	0.00	13.00	8.50	4.00	0.00	2.00	—
Manufacturing (per 1,000 sf)	0.00	0.00	0.00	168.00	—	0.00	31.00	41.50	52.00	0.00	3.00	—
Elementary School-Private (per 1,000 sf)	0.00	0.00	0.00	335.00	0.00	0.00	62.00	0.00	0.00	0.00	5.00	0.00
Middle School-Private (per 1,000 sf)	0.00	0.00	0.00	335.00	0.00	0.00	62.00	0.00	0.00	0.00	5.00	0.00
High School-Private (per 1,000 sf)	0.00	0.00	0.00	335.00	0.00	0.00	62.00	0.00	0.00	0.00	5.00	0.00

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
University 7,500 or less students (per 1,000 sf)	\$0.00	0.00	\$0.00	335.00	0.00	\$0.00	62.00	0.00	0.00	\$0.00	5.00	0.00
University greater than 7,500 students (per 1,000 sf)	0.00	0.00	0.00	335.00	0.00	0.00	62.00	0.00	0.00	0.00	5.00	0.00
Public Assembly (per 1,000 sf)	0.00	0.00	0.00	335.00	—	0.00	62.00	50.50	39.00	0.00	5.00	—
Day Care Center (per 1,000 sf)	0.00	0.00	0.00	335.00	—	0.00	62.00	69.50	77.00	0.00	5.00	—
Clinic per 1,000 sf	0.00	0.00	0.00	576.00	—	0.00	107.00	125.00	143.00	0.00	9.00	—
Hospital (per 1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	115.50	124.00	0.00	9.00	—
Building Materials /Lumber Store (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	86.00	51.00	0.00	10.00	—
Discount Super-store Free standing (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	142.50	164.00	0.00	10.00	—
Hardware/Paint Store (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	72.50	24.00	0.00	10.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
New/Used Auto Sales (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	135.50	150.00	0.00	10.00	—
Supermarket (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	177.00	233.00	0.00	10.00	—
Home Improve-ment Super-store (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	153.00	185.00	0.00	10.00	—
Retail/Shopping Center (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	183.50	246.00	0.00	10.00	—
Pharmacy/Drug Store with & w/o Drive thru (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	148.00	175.00	0.00	10.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Furniture Store (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	75.50	30.00	0.00	10.00	—
General Office (per 1,000 sf)	0.00	0.00	0.00	335.00	—	0.00	62.00	77.50	93.00	0.00	5.00	—
Medical office 10,000 sq. ft. or less (per 1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	110.50	114.00	0.00	9.00	—
Medical office greater than 10,000 sq. ft. (per 1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	135.50	164.00	0.00	9.00	—
Bank/Savings Drive-in (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	131.00	141.00	0.00	10.00	—
Quality Restaurant (per 1,000 sf)	0.00	0.00	0.00	1,012.00	—	0.00	187.00	368.00	549.00	0.00	16.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
High- turnover (Sit- down) restaurant (per 1,000 sf)	0.00	0.00	0.00	1,012.00	—	0.00	187.00	352.00	517.00	0.00	16.00	—
Fast food restaurant w/Drive- thru (per 1,000 sf)	0.00	0.00	0.00	1,012.00	—	0.00	187.00	559.00	931.00	0.00	16.00	—
Automobile Care Center (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	140.00	159.00	0.00	10.00	—
Gas Sta. w/ Convenience Market-less than 2,000 sf (per 1,000sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	130.00	139.00	0.00	10.00	—
Gas Sta. w/ Convenience Market-2,000- 2,999 sf (per 1,000sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	170.00	219.00	0.00	10.00	—
Gas Sta. w/ Convenienc e Market- 3,000+ sf per 1,000 sf	0.00	0.00	0.00	651.00	—	0.00	121.00	203.50	286.00	0.00	10.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Self-Service Car Wash (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	106.00	91.00	0.00	10.00	—
Convenience/Gas/Fast Food Restaurant (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	440.50	760.00	0.00	10.00	—

EXHIBIT “D”

Amendment to Hernando County Code § 23-114(a)
Parks Impact Fee Schedule

PARKS IMPACT FEE SCHEDULE

Land Use Type (Unit)	Fee per Unit			
	Effective 11-15-12	Effective 08-14-13	Effective 12-02-24	Effective 12-02-25
Single-family, detached (DU)	\$0.00	\$411.00	\$451.00	\$491.00
Single-family, attached 1-10 stories (DU)	0.00	288.00	323.00	358.00
Multifamily 1-10 stories (DU)	0.00	311.00	334.50	358.00
Mobile home - 1 acre lot (DU)	0.00	411.00	393.00	375.00
Mobile home - Other (DU)	0.00	411.00	393.00	375.00
Mobile home park (DU)	0.00	344.00	359.50	375.00
Recreation vehicle—Lot	0.00	143.00	-	-
Hotel/motel—Room	0.00	143.00	-	-
Senior housing, (Detached) (DU)	-	411.00	394.00	377.00
Senior housing, (Attached) (DU)		288.00	280.50	273.00

EXHIBIT “E”

Amendment to Hernando County Code § 23-138(a)
Schedule of Roads Impact Fees

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
	RESIDENTIAL				
210	Single-Family (Detached)	du	-	\$2,811.50	\$4,354.00
	Single-Family (Attached) 1— 2 stories	du	-	2,294.50	3,767.00
	Single-Family (Attached) 3— 10 stories	du	-	2,248.00	3,767.00
220	Multi-Family (Low Rise, 1—2 stories)	du	-	1,878.50	2,935.00
221	Multi-Family (Mid Rise, 3— 10 stories)	du	-	1,352.50	1,976.00
240	Mobile Home Park	du	-	1,029.00	1,591.00
	Mobile Home, 1-acre	du	1,269.00	2,811.50	4,354.00
	Mobile Home, other	du	1,269.00	2,811.50	4,354.00
251	Senior Adult Living Detached	du	-	1,052.00	1,604.00
252	Senior Adult Living Attached	du	-	729.50	1,082.00
253	Congregate Care Facility	du	-	274.50	428.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
	RESIDENTIAL				
254	Assisted Living	bed	-	309.50	471.00
255	Continuing Care Retirement Center	du	-	293.50	451.00
	LODGING				
310	Hotel	room	644.00	1,284.00	1,924.00
320	Motel	room	455.00	691.50	928.00
	RECREATION				
416	Recreational Vehicle Park	site/du	-	404.00	627.00
420	Marina	Per berth	-	818.00	1,203.00
430	Golf Course	Per acre	-	1,303.50	1,870.00
444	Movie Theater	Per screen	-	11,418.00	17,952.00
492	Health/Fitness Club	1,000 sf	-	8,919.00	13,949.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
	INSTITUTIONS				
520	Elementary School (Private)	1,000 sf./student	-	0.00	0.00
522	Middle School (Private)	1,000 sf./student	-	0.00	0.00
530	High School (Private)	1,000 sf./student	-	0.00	0.00
540	University (7,500 or fewer students) (Private)	1,000 sf./student	-	0.00	0.00
550	University (more than 7,500 students) (Private)	1,000 sf./student	-	0.00	0.00
560	Public Assembly	1,000 sf	-	1,419.50	2,205.00
565	Day Care	1,000 sf	-	4,162.00	5,844.00
610	Hospital	1,000 sf	-	3,165.00	4,675.00
620	Nursing Home	Per bed	-	353.50	558.00
630	Clinic	1,000 sf.	-	9,322.00	14,803.00
	OFFICE				
710	General Office	1,000 sf.	-	2,751.00	4,290.00
720	Medical Office 10,000 sf. or less	1,000 sf	-	6,364.50	9,854.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
	OFFICE				
720	Medical Office greater than 10,000 sf.	1,000 sf.	-	9,168.50	14,147.00
	RETAIL				
812	Building Materials and Lumber Store	1,000 sf.	-	5,890.00	6,646.00
813	Discount Superstore Free Standing	1,000 sf.	-	6,640.00	6,519.00
816	Hardware/Paint Store	1,000 sf.	-	798.50	353.00
820	Retail/Center	1,000 sf.	-	4,117.50	6,318.00
840/841	New/Used Auto Sales	1,000 sf.	-	4,911.00	7,426.00
850	Supermarket	1,000 sf.	-	5,783.00	8,754.00
862	Home Improvement Superstore	1,000 sf.	-	2,421.50	3,676.00
880/88	Pharmacy/Drug Store w/Drive-Thru	1,000 sf.	-	3,497.00	5,502.00
890	Furniture Store	1,000 sf.	-	1,075.00	1,741.00
912	Bank/Savings Drive-In	1,000 sf.	-	6,860.00	9,463.00
931	Quality Restaurant	1,000 sf.	-	11,142.50	17,014.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
	RETAIL				
932	High-Turnover (Sit- Restaurant	1,000 sf.	-	12,674.00	19,065.00
934	Fast Food Rest. w/Drive- Thru	1,000 sf.	-	36,527.50	55,658.00
942	Automobile Care Center	1,000 sf.	-	4,013.50	6,056.00
944	Gas station with convenience market under 2,000 sq. ft.	vfp	-	3,897.00	5,930.00
945	Gas station with convenience market 2,000 —2,999 sq. ft.	vfp	-	5,673.00	9,120.00
960	Gas station with convenience market over 3,000 sq. ft.	vfp	-	7,217.50	11,935.00
947	Self-Service Car Wash	bay	-	3,366.00	5,207.00
n/a	Convenience/Gasoline/Fast Food	1,000 sf.	-	43,723.00	67,642.00
	INDUSTRIAL				
110	General Light Industrial	1,000 sf.	-	1,364.00	1,922.00
130	Industrial Park	1,000 sf.	-	1,062.00	1,336.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
	INDUSTRIAL PARK				
140	Manufacturing	1,000 sf.	-	1,161.00	1,882.00
150	Warehousing	1,000 sf.	-	544.00	676.00
151	Mini-Warehouse	1,000 sf.	-	267.50	389.00