

IMPACT FEES

Impact fees at a glance...

- Impact fees are charges assessed on new development to help pay for public infrastructure required to accommodate the development. Impact fees are generally charged at the issuance of a project's building permit. For certain types of land uses, the impact fee ordinances allow payment to occur prior to the authorization of pre-power or issuance of a project's certificate of occupancy.
- The law enforcement impact fee ordinance and fire impact fee ordinances were updated by the Board of County Commissioners (BCC) on February 7, 2006 (effective 3/10/06). The road impact fee ordinance was updated on April 27, 2004 (effective 7/1/04). The school impact fee ordinance was updated by the BCC on March 8, 2005 (effective 5/1/05). Finally, the parks and recreation impact fee ordinance was adopted by the BCC on February 7, 2006 (effective 3/10/06).
- The adopted rate schedules for the law enforcement, school, fire, road, and park impact fees are shown on the following pages. Please note the following annual increases:

Fee	Increase	Date
Road	3.0%	July 1
Law	2.5%	March 10
Fire	3.5%	March 10
Parks	7.4%	March 10

- Permit applications submitted and determined to be sufficient prior to March 10, 2006, will be charged at the existing rate. Otherwise, permits are subject to the fees and rates in effect at the time of permit issuance.
- The total impact fee for a project is the sum of the law enforcement, school, fire, road, and parks impact fees, as well as water and sewer capital charges. You may obtain additional information on water and sewer capital charges by contacting the Orange County Utilities Department at 407-836-5503 or Utilities.Information@ocfl.net.
- The Division of Building Safety coordinates the final impact fee assessment at the time of building permit review. To estimate impact fees for a project, please contact the Division of Building Safety at 407-836-5550 or Building@ocfl.net.
- For further information or to download the fee rate structure, please log on to www.ocfl.net/impactfees.



This publication is provided for informational purposes only. In the event of any difference between this brochure and the adopted impact fee ordinances, the adopted ordinances shall control. Please contact the Orange County Growth Management Department, Fiscal and Administrative Services Division at 407-836-5617, if you have any questions regarding this publication.

Date of Publication: May 11, 2006

Road Impact Fee (Adopted by the BCC on 4/27/2004 - Ordinance No. 2004-03)

Land Use Type	Unit	Fee		
		Effective 7/1/2005	Effective 7/1/2006	Effective 7/1/2007
Single-Family Detached	Dwelling	\$ 3,398	\$ 3,500	\$ 3,605
Multi-Family	Dwelling	\$ 2,382	\$ 2,453	\$ 2,527
Mobile Home Park	Site	\$ 1,773	\$ 1,826	\$ 1,881
Retirement Housing	Dwelling	\$ 765	\$ 788	\$ 812
Hotel/Motel	Room	\$ 2,520	\$ 2,596	\$ 2,674
Tourist Hotel	Room	\$ 985	\$ 1,015	\$ 1,045
Time Share	Dwelling	\$ 1,204	\$ 1,240	\$ 1,277
Retail, 50,000 sf or less*	1,000 sq. ft.	\$ 12,281	\$ 12,649	\$ 13,028
Retail, 50,001-100,000 sf*	1,000 sq. ft.	\$ 12,540	\$ 12,916	\$ 13,303
Retail, 100,001-200,000 sf*	1,000 sq. ft.	\$ 11,279	\$ 11,617	\$ 11,966
Retail, 200,001-300,000 sf*	1,000 sq. ft.	\$ 10,288	\$ 10,597	\$ 10,915
Retail, 300,001-400,000 sf*	1,000 sq. ft.	\$ 9,600	\$ 9,888	\$ 10,185
Retail, 400,001-500,000 sf*	1,000 sq. ft.	\$ 9,072	\$ 9,344	\$ 9,624
Retail, 500,001-1,000,000 sf*	1,000 sq. ft.	\$ 7,940	\$ 8,178	\$ 8,423
Retail, 1,000,001-1,200,000 sf*	1,000 sq. ft.	\$ 7,248	\$ 7,465	\$ 7,689
Retail, more than 1,200,000 sf*	1,000 sq. ft.	\$ 6,934	\$ 7,142	\$ 7,356
Retail, Tourist*	1,000 sq. ft.	\$ 4,310	\$ 4,439	\$ 4,572
Auto, New Car Sales	1,000 sq. ft.	\$ 5,684	\$ 5,855	\$ 6,031
Auto Service	1,000 sq. ft.	\$ 4,492	\$ 4,627	\$ 4,766
Bank	1,000 sq. ft.	\$ 23,153	\$ 23,848	\$ 24,563
Day Care Center	1,000 sq. ft.	\$ 6,566	\$ 6,763	\$ 6,966
Drug Store	1,000 sq. ft.	\$ 7,394	\$ 7,616	\$ 7,844
Racquet Club	1,000 sq. ft.	\$ 2,916	\$ 3,003	\$ 3,093
Restaurant, Quality	1,000 sq. ft.	\$ 11,867	\$ 12,223	\$ 12,590
Restaurant, High-Turnover	1,000 sq. ft.	\$ 16,330	\$ 16,820	\$ 17,325
Restaurant, Fast Food	1,000 sq. ft.	\$ 25,152	\$ 25,907	\$ 26,684
Supermarket	1,000 sq. ft.	\$ 12,092	\$ 12,455	\$ 12,829
Office, 100,000 sf or less	1,000 sq. ft.	\$ 6,210	\$ 6,396	\$ 6,588
Office, 100,001-200,000 sf	1,000 sq. ft.	\$ 4,822	\$ 4,967	\$ 5,116
Office, more than 200,000 sf	1,000 sq. ft.	\$ 4,291	\$ 4,420	\$ 4,553
Office, Medical/Dental	1,000 sq. ft.	\$ 14,332	\$ 14,762	\$ 15,205
Light Industrial	1,000 sq. ft.	\$ 3,039	\$ 3,130	\$ 3,224
Manufacturing	1,000 sq. ft.	\$ 1,662	\$ 1,712	\$ 1,763
Warehousing	1,000 sq. ft.	\$ 2,158	\$ 2,223	\$ 2,290
Mini-Warehouse	1,000 sq. ft.	\$ 869	\$ 895	\$ 922
Hospital	1,000 sq. ft.	\$ 6,067	\$ 6,249	\$ 6,436
Nursing Home	1,000 sq. ft.	\$ 2,106	\$ 2,169	\$ 2,234
Library	1,000 sq. ft.	\$ 8,739	\$ 9,001	\$ 9,271
Post Office	1,000 sq. ft.	\$ 18,445	\$ 18,998	\$ 19,568
Public Assembly	1,000 sq. ft.	\$ 3,011	\$ 3,101	\$ 3,194
School	1,000 sq. ft.	\$ 4,550	\$ 4,687	\$ 4,828

Note: All residential, hotel, and time share fees are per unit. All non-residential fees are per 1,000 square feet

* Gross leasable area is total gross square footage under roof less ten (10) percent; all others are gross floor area

Law Enforcement Impact Fee (Adopted by the BCC on 2/7/2006 - Ordinance No. 2006-02)

	Fee Based On	Fee Effective 3/10/2006	Fee Effective 3/10/2007
Single Family	Per Unit	\$193.00	\$197.83
Multi-Family	Per Unit	61.00	62.53
Mobile Home	Per Unit	61.00	62.53
Hotel/Motel	Per Room	98.00	100.45
Manufacturing	Per 1,000 Sq Ft	47.00	48.18
Warehousing	Per 1,000 Sq Ft	47.00	48.18
Commercial/Retail	Per 1,000 Sq Ft	308.00	315.70
Office/Institutional	Per 1,000 Sq Ft	77.00	78.93
Schools	Per 1,000 Sq Ft	23.00	23.58

School Impact Fee (Adopted by the BCC on 3/8/05 - Ordinance No. 2005-03)

	Fee Based On	Fee
Single Family	Per Unit	\$7,000.00
Multi-Family	Per Unit	3,807.00
Mobile Home	Per Unit	4,104.00

Fire Impact Fee (Adopted by the BCC on 2/7/2006 - Ordinance No. 2006-01)

	Fee Based On	Fee Effective 3/10/2006	Fee Effective 3/10/2007
Single Family Detached	Per Unit	\$200.85	\$207.88
Multi-Family	Per Unit	176.03	182.19
Mobile Home	Per Unit	200.85	207.88
Hotel/Motel	Per Room	162.75	168.45
Offices/Institutional	Per 1,000 Sq Ft	182.87	189.27
Industrial	Per 1,000 Sq Ft	39.36	40.74
Storage	Per 1,000 Sq Ft	47.34	49.00
Retail	Per 1,000 Sq Ft	223.34	231.16

Parks & Recreation Impact Fee (Adopted by the BCC on 2/7/2006 - Ordinance No. 2006-03)

	Fee Based On	Fee Effective 3/10/2006	Fee Effective 3/10/2007
Single Family	Per Unit	\$1,122.89	\$1,205.98
Multi-Family	Per Unit	809.43	869.33
Accessory Family	Per Unit	809.43	869.33
Mobile Home	Per Unit	841.17	903.42

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IMPACT FEES

Please take a moment to read this brochure. It provides important information about changes to Orange County's road, law enforcement, school, fire, and parks impact fees. If you have any questions or would like free copies of this brochure, please contact the Orange County Planning Division at 407-836-5600 or planning@ocfl.net.