

ORDINANCE NO.: 2024 - ____

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2
3 **AN ORDINANCE AMENDING CHAPTER 23, ARTICLE III, DIVISIONS I-VI,**
4 **OF THE HERNANDO COUNTY CODE OF ORDINANCES RELATING TO**
5 **IMPACT FEES; AMENDING IMPACT FEE SCHEDULES INSECTION 23-46**
6 **(FIRE/EMS); 23-91(PUBLIC CAPITAL FACILITIES-LAW ENFORCEMENT);**
7 **23-114 (PARKS), 23-69 (EDUCATIONAL FACILITIES); 23-138 (ROADS);**
8 **AMENDING IMPACT FEE SAVINGS CLAUSE; PROVIDING FOR**
9 **APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR**
10 **CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE**
11 **DEPARTMENT OF STATE; PROVIDINGFOR INCLUSION IN THE CODE ;**
12 **PROVIDING FOR AN EFFECTIVE DATE.**

13
14 **WHEREAS**, the Board of County Commissioners has authorized a study reviewing and
15 updating data for Fire/EMS, Public Facilities (Law enforcement), Parks, Educational Facilities and
16 Road impact fee rates; and

17
18 **WHEREAS**, the study was accepted by the County on as the most recent and localized data
19 pursuant to Chapter 163 F.S.; and

20
21 **WHEREAS**, the Hernando County Board of County Commissioners desires to update the
22 schedule of impact fee rates consistent with the study results; and

23
24 **WHEREAS**, Section 163.31801, F.S., requires that notice be provided of no less than ninety
25 (90) days before the effective date of an ordinance or resolution imposing a new or increased impact
26 fee; and

27
28 **WHEREAS**, the Hernando County Board of County Commissioners desires to establish the
29 effective date of the impact fees for November 1, 2024.
30

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*) is hereby amended to provide for a schedule of Emergency Medical Services (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 schedule of fees for Parks rates, as more precisely delineated with strike-through and underlined text on the schedule section 23-114(a) set forth in Exhibit A.

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

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

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

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 effective on ~~November 9, 2020~~ November 1, 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 after the stated effective date of the Ordinance, i.e., after ~~November 9, 2020~~ November 1, 2024. 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 Board of County Commissioners will provide a savings clause (i.e. a process granting an exemption from the impact fee rates effective on ~~November 9, 2020~~ November 1, 2024 for completed building permit or certificate of use applications (as applicable) accepted for filing by the Building Department prior to the effective date (provided that the application remains in an active

1 status) and existing private party construction contracts which in good faith contemplated that
2 the fees would still be reduced or non-existent at the time the contract was executed by both
3 parties.
4

5 **SECTION VII. AMENDING CONSTRUCTION CONTRACT EXEMPTION**
6 **VERIFICATION PROCESS/DECISION BY COUNTY ADMINISTRATOR. Section V of**
7 **Hernando County Ordinance No. 2020-06, is hereby amended to read as follows, with**
8 **underlined matter added and struck-through matter deleted:**
9

10
11 The County recognizes that prior to the effective date of this Ordinance, Hernando
12 County property owners and duly licensed construction contractors have executed bona fide
13 contracts in good faith for the construction of improvements which will be required to pay
14 increased impact fees under this ordinance when the building permit or certificate of
15 occupancy is issued. Because the Commission does not wish to unduly burden existing bona
16 fide contracts entered into between private parties in good faith, the Commission will, upon
17 verification, recognize such contacts as exempt from the new or increased fees which are
18 effective ~~November 9, 2020~~ November 1, 2024, and will permit the responsible party to
19 instead pay the impact fee in place immediately prior to the effective date of this Ordinance.
20

21 To be exempt from the fees effective on ~~November 9, 2020~~ November 1, 2024, both the
22 Owner and Contractor must submit a sworn verification statement on a form provided by the
23 County; the form shall reflect the following mandatory criteria and standards:
24

25 1. Both parties executing the original contract for construction must execute and file with the
26 County Building Department, a sworn statement under penalty of perjury and false official
27 statements, attesting to the date the contract was executed, the impact fees, including amounts, the
28 contract contemplated would need to be paid by the respective parties, if any, including the
29 specific reference to the contract language concerning such fees.
30

31 2. A true and correct copy of the contract with an execution date prior to ~~November 9,~~
32 ~~2020~~ November 1, 2024, must be attached to the sworn statement and attested to under oath, and
33 under penalty of perjury and false official statements, as being a true, correct, and unaltered copy
34 of the contract executed on the dates noted in the contract.
35

36 3. The party representing the owner must be the record owner of the property or have submitted
37 information showing the party's authority to sign for the owner. Proof of ownership in
38 accordance with the requirements of the Building Official may be provided.
39

40 4. The party signing for the contractor must show evidence that the contractor's company
41 is an existing legal entity recognized to do business in the State of Florida and that the party is
42 authorized to sign on behalf of the company.
43

44 5. The Contractor must be licensed by applicable local, state and or federal authorities to do the
45 work called for in the contract, including licensed at the time the contract was executed.
46

47 6. The sworn statement and supporting materials must be provided to the County Building

1 Department no later than the close of business on ~~June 1, 2020~~ November 1, 2024 to be
2 considered exempt from the fees established in this Ordinance to be effective on ~~June 1, 2020~~
3 November 1, 2024. The Administrator may waive strict compliance with the deadline for good
4 cause shown.

5
6 7. The Administrator or his/her designee will make a written decision on whether the
7 exemption should be granted to avoid interference with the submitted contract. The decision may
8 be appealed to the Board of County Commissioners only if the written appeal is filed in the
9 County Administrator's office within ten (10) calendar days of mailing or delivery of the written
10 decision. When a contract has been verified in writing by the County, the application shall be
11 considered conditionally exempt from the new impact fees of this ordinance; accordingly, the
12 impact fee rate structure in effect immediately prior to adoption of this Ordinance shall apply
13 provided a complete application for a building permit or certificate of use (as applicable) is
14 submitted (and all applicable application fees paid) by the close of business on ~~December 1, 2020~~
15 November 1, 2024. If a complete application is not submitted during this period, the property
16 shall no longer be exempt and shall be subject to the prevailing impact fee rates.

17
18 8. The exemption referenced herein is further subject to a condition that the building
19 permit or certificate of use must be issued by the Building Department and all fees paid, within
20 one hundred and eighty (180) days from the date of receipt of a complete building permit/
21 certificate of use application. If the permit or certificate is not issued during this period, the
22 application shall no longer be exempt and shall be subject to the prevailing impact fee.

23
24 **SECTION VIII. APPLICABILITY.** This Ordinance shall be applicable throughout the
25 unincorporated areas of Hernando County and throughout the incorporated areas of Hernando
26 County, to the extent permitted by Article VIII, Section 1(f) of the Constitution of the State of
27 Florida.

28
29 **SECTION IX. SEVERABILITY.** It is declared to be the intent of the Board of County
30 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance
31 is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of
32 the remaining portions of this ordinance.

33
34 **SECTION X. CONFLICTING PROVISIONS.** Special acts of the Florida Legislature applicable
35 only to unincorporated areas of Hernando County, Hernando County ordinances, County resolutions,
36 or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent
37 of such conflict except for ordinances concerning either adoption or amendment of the
38 Comprehensive Plan, pursuant to Chapter 163, part II, Florida Statutes.

39
40
41 **SECTION XI. FILING WITH THE DEPARTMENT OF STATE.** The clerk shall be and is hereby
42 directed forthwith to send a certified copy of this ordinance or electronically transmit the ordinance by
43 email to the Bureau of Administrative Code, Department of State, R.A. Gray Bldg., Room 101, 500 S.
44 Bronough Street, Tallahassee, FL 32399-0250.

45
46
47 **SECTION XII. INCLUSION IN CODE.** It is the intention of the Board of County Commissioners
48 of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall

NOTE: additions/deletions = language proposed for addition/deletion to existing Code provisions.

1 become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, any
2 section or subsection of this Ordinance may be renumbered or re-lettered to accomplish such
3 intention, and the word "ordinance" may be changed to "section", article," or other appropriate
4 designation. Section IV through Section X need not be codified.

5
6 **SECTION XIII. EFFECTIVE DATE.** This ordinance shall take effect immediately upon filing
7 with the Department of State.
8
9

10 DULY PASSED AND ADOPTED IN REGULAR SESSION THIS _____ DAY OF
11 _____, 2024
12

13 BOARD OF COUNTY COMMISSIONERS
14 HERNANDO COUNTY, FLORIDA
15

16 Attest: _____
17 DOUG CHORVAT, JR.
18 CLERK OF CIRCUIT COURT AND
19 COMPTROLLER
20

By: _____
ELIZABETH NARVERUD,
CHAIRPERSON

21 (SEAL)
22
23
24

25 Approved as to Form and
26 Legal Sufficiency
27

28 By: Victoria Anderson
29 County Attorney's Office
30

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		H County EMS		City of Brooksville	
	effective 10-01-13	Effective <u>11-1-24</u>	effective 11-15-12	effective 08-14-13	effective 11-15-12	effective 08-14-13
Single-family, detached	\$209.00	<u>\$320</u>	\$0.00	\$26.00	\$0.00	\$215.00
Single-family, attached	147.00	<u>\$234</u>	0.00	18.00	0.00	151.00
Multifamily, 1 & 2 story	158.00	<u>\$234</u>	0.00	19.00	0.00	162.00
Multifamily 3 story & up	161.00	<u>\$234</u>	0.00	19.00	0.00	216.00
Mobile home, 1 acre	209.00	<u>\$244</u>	0.00	26.00	0.00	215.00
Mobile home, other	175.00	<u>\$244</u>	0.00	21.00	0.00	180.00
Recreational vehicle-lot	97.00	<u>\$93</u>	0.00	12.00	0.00	100.00
Hotel/motel, 1 & 2 story	97.00	<u>\$133</u>	0.00	12.00	0.00	100.00
Hotel/motel, 3 story & up	99.00	<u>\$133</u>	0.00	12.00	0.00	133.00
Residential-Other	209.00		0.00	26.00	0.00	215.00
	<i>Industrial & warehousing, per 1,000 sq. ft.</i>					
Industrial—Under 30,000 sq. ft.	75.00	\$95	0.00	9.00	0.00	77.00
Industrial—30,000 sq. ft. and over	77.00	<u>\$69</u>	0.00	9.00	0.00	103.00
Warehouse—Under 30,000 sq. ft.	55.00	<u>\$22</u>	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

Land Use Type	Consolidated Rate		H County EMS		City of Brooksville	
	effective 10-01-13	Effective <u>11-1-24</u>	effective 11-15-12	effective 08-14-13	effective 11-15-12	effective 08-14-13
Residential, per unit:						
Storage—Under 30,000 sq. ft.	32.00		0.00	4.00	0.00	33.00
Storage—30,000 sq. ft. and over <u>Mini Warehouse</u>	33.00	<u>\$8</u>	0.00	4.00	0.00	44.00
	<i>Office, financial, retail & restaurant, per 1,000 sq. ft.</i>					
Medical—Under 3 10,000 sq. ft.	258.00	<u>\$238</u>	0.00	32.00	0.00	265.00
Medical— 3 10,000 sq. ft. and over	263.00	<u>\$342</u>	0.00	32.00	0.00	354.00
General—Under 30,000 sq. ft.	150.00		0.00	18.00	0.00	154.00
General—30,000 sq. ft. and over	153.00		0.00	18.00	0.00	206.00
Retail—Under 30,000 sq. ft. and 36 ft.	292.00		0.00	36.00	0.00	300.00
Retail—30,000 sq. ft. or 36 ft. and over	298.00		0.00	36.00	0.00	400.00
Restaurant—Under 30,000 sq. ft. and 36 ft. and under.	454.00		0.00	56.00	0.00	466.00
Restaurant—30,000 sq. ft. or 36 ft. and over	463.00		0.00	56.00	0.00	622.00

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] ordinance from which this schedule derived. A limited exception process to the application of the new fees, is provided for in exhibit D [of Ord. No. 2013-1] 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.

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	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 11/15/12	Effective 08/14/13
Residential:									
Single-family, detached	\$0.00	\$107.00	\$0.00	\$466.00	\$0.00	\$86.00	\$156	\$0.00	\$7.00
Single-family, attached <u>1-10 stories</u>	0.00	75.00	0.00	327.00	0.00	61.00	\$114	0.00	5.00
Multifamily, <u>1-10 stories</u>	0.00	81.00	0.00	352.00	0.00	65.00	\$114	0.00	5.00
Mobile home, 1 acre	0.00	107.00	0.00	466.00	0.00	86.00	\$119	0.00	7.00
Mobile home, other	0.00	90.00	0.00	390.00	0.00	72.00	\$119	0.00	6.00
Recreational vehicle lot lot <u>Park</u>	0.00	0.00	0.00	217.00	0.00	40.00	\$45	0.00	3.00
Hotel/motel Room <u>1-3 Stories</u>	0.00	0.00	0.00	217.00	0.00	40.00	\$111	0.00	3.00
<u>Motel, 1-3 Stories</u>							\$94		
Residential Other	0.00	107.00	0.00	466.00	0.00	86.00		0.00	7.00
<u>General Light Industrial</u>							\$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:

Land Use Type	Library		Buildings		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 11/15/12	Effective 08/14/13
<u>Industrial Park*</u>	0.00	0.00	0.00	168.00	0.00	31.00	<u>\$33</u>	0.00	3.00
Warehouse *	0.00	0.00	0.00	124.00	0.00	23.00	<u>\$10</u>	0.00	2.00
<u>Storage—Mini-Ware House</u>	0.00	0.00	0.00	72.00	0.00	13.00	<u>\$4</u>	0.00	1.00
<u>Medical *— Medical Office 1000sq ft or less*</u>	0.00	0.00	0.00	576.00	0.00	107.00	<u>\$114</u>	0.00	9.00
Medical Office greater than 10,000 sq ft							<u>\$164</u>		
Hospital							<u>\$124</u>		
General *	0.00	0.00	0.00	335.00	0.00	62.00		0.00	5.00
<u>Retail/Shopping Center *</u>	0.00	0.00	0.00	651.00	0.00	121.00	<u>\$246</u>	0.00	10.00
<u>Restaurant *Quality Restaurant</u>	0.00	0.00	0.00	1012.00	0.00	187.00	<u>\$549</u>	0.00	16.00

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	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 11/15/12	Effective 08/14/13
Residential:									
<u>High-Turnover (Sit-Down) Restaurant</u>							\$517		
<u>Fast Food Restaurant w/Drive-Thru</u>							\$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.

PARKS 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>
Single-family, detached	\$0.00	\$411.00	<u>\$491</u>
<u>Single-family, attached 1-10 Stories</u>	0.00	288.00	<u>\$358</u>
Multifamily, <u>1-10 Stories</u>	0.00	311.00	<u>\$358</u>
Mobile home—1-acre lot	0.00	411.00	<u>\$375</u>
Mobile home—Other	0.00	344.00	<u>\$375</u>
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>			<u>\$377</u>
<u>Senior Housing, (Attached)</u>			<u>\$273</u>

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

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

ITE LUC	Land Use	Unit	Net Impact Fee @22% ⁽¹⁾	Effective date ⁽¹⁾ 11/1/24
310	Hotel, <u>1 & 2 Stories</u>	room	644.00	<u>\$1,924</u>
	<u>Hotel, 3+ Stories</u>	<u>room</u>		<u>\$1,924</u>
320	Motel, <u>1& 2 Stories</u>	room	455.00	<u>\$928</u>
	<u>Motel, 3+Stories</u>	<u>room</u>		<u>\$928</u>
	RECREATION			
416	Recreational Vehicle Park	Site/ <u>du</u>	181.00	<u>\$627</u>
420	Marina	<u>1,000sf/berth</u>	433.00	<u>\$1,203</u>
430	Golf Course	<u>1,000sf/acre</u>	737.00	<u>\$1,870</u>
444	Movie Theater	<u>1,000sf/screen</u>	4,884.00	<u>\$17,952</u>
492	Health/Fitness Club	1,000 sf	3,889.00	<u>\$13,949</u>
	INSTITUTIONS			
520	Elementary School (Private)	<u>1,000 sf/student</u>	107.00	<u>\$499</u>
522	Middle School (Private)	<u>1,000 sf/student</u>	150.00	<u>\$460</u>
530	High School (Private)	<u>1,000 sf/student</u>	161.00	<u>\$473</u>
540	University (7,500 or fewer students) (Private)	<u>1,000 sf/student</u>	293.00	<u>\$998</u>
550	University (more than 7,500 students) (Private)	student	220.00	<u>\$746</u>
560	Public Assembly	1,000 sf	634.00 (2)	<u>\$2,205</u>
565	Day Care	1,000 sf	2,480.00	<u>\$5,844</u>

ITE LUC	Land Use	Unit	Net Impact Fee @22% ⁽¹⁾	Effective date ⁽¹⁾ 11/1/24
610	Hospital	1,000 sf	1,655.00	<u>\$4,675</u>
620	Nursing Home	<u>1,000 sf/bed</u>	149.00	<u>\$558</u>
630	Clinic	1,000 sf	3,841.00	<u>\$14,803</u>
	OFFICE			
710	General Office	1,000 sf	1,212.00 (2)	<u>\$4,290</u>
720	Medical Office 10,000 sf or less	1,000 sf	2,875.00	<u>\$9,854</u>
720	Medical Office greater than 10,000 sf	1,000 sf	4,190.00	<u>\$14,147</u>
	RETAIL			
812	Building Materials and Lumber Store	1,000 sf	5,134.00	<u>\$6,646</u>
813	Discount Superstore Free Standing	1,000 sf	6,761.00	<u>\$6,519</u>
816	Hardware/Paint Store	1,000 sf	1,244.00	<u>\$353</u>
820	Retail/Center	1,000 sf g _{la}	1,917.00 (2)	<u>\$6,318</u>
840/841	New/Used Auto Sales	1,000 sf	2,396.00	<u>\$7,426</u>
850	Supermarket	1,000 sf	2,812.00	<u>\$8,754</u>
862	Home Improvement Superstore	1,000 sf	1,167.00	<u>\$3,676</u>
880/88	Pharmacy/Drug Store w/Drive-Thru	1,000 sf	1,492.00	<u>\$5,502</u>
890	Furniture Store	1,000 sf	409.00	<u>\$1,741</u>
912	Bank/Savings Drive-In	1,000 sf	4,257.00	<u>\$9,463</u>
931	Quality Restaurant	1,000 sf	5,271.00	<u>\$17,014</u>
932	High-Turnover <u>(sit-down)</u> Restaurant	1,000 sf	6,283.00	<u>\$19,065</u>

ITE LUC	Land Use	Unit	Net Impact Fee @22% ⁽¹⁾	Effective date ⁽¹⁾ 11/1/24
934	Fast Food Rest. w/Drive-Thru	1,000 sf	17,397.00	<u>\$55,658</u>
942	Automobile Care Center	1,000 sf	1,971.00	<u>\$6,056</u>
944	Gas station with convenience market under 2,000 sq. ft.	1,000 sf/vfp fuel pos.	1,864.00 (2)	<u>\$5,930</u>
945	Gas station with convenience market 2,000—2,999 sq. ft.	1,000 sf/vfp fuel pos.	2,226.00 (2)	<u>\$9,120</u>
960	Gas station with convenience market over 3,000 sq. ft.	1,000 sf/vfp fuel pos.	2,500.00 (2)	<u>\$11,935</u>
947	Self-Service Car Wash	1,000sf/bay wash station	1,525.00	<u>\$5,207</u>
n/a	Convenience/Gasoline/Fast Food w/Drive-Thru	1,000 sf	19,804.00	<u>\$67,642</u>
	INDUSTRIAL			
110	General Light Industrial	1,000 sf	806.00	<u>\$1,922</u>
130	Industrial Park	1,000 sf	788.00	<u>\$1,336</u>
140	Manufacturing	1,000 sf	440.00	<u>\$1,882</u>
150	Warehousing	1,000 sf	412.00	<u>\$676</u>
151	Mini-Warehouse	1,000 sf	146.00	<u>\$389</u>

⁽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.

⁽²⁾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.