

City of Fort Myers Impact Fee Schedule

Rates valid March 7, 2020 - March 8, 2021

RESIDENTIAL IMPACT FEE SCHEDULE

SINGLE FAMILY

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Roads	per unit	\$4,998.00	\$149.94	\$5,147.94
Fire	per unit	\$338.00	\$10.14	\$348.14
EMS	per unit	\$55.00	\$1.65	\$56.65
Meter (5/8")-installation fee	per unit	\$150.00	\$0.00	\$150.00
Water	per unit	\$2,023.00	\$46.53	\$2,069.53
Sewer	per unit	\$1,966.00	\$45.22	\$2,011.22
Schools	per unit	\$2,742.00	\$82.26	\$2,824.26
Regional Park	per unit	\$325.50	\$9.77	\$335.27
Community Park	per unit	\$780.00	\$23.40	\$803.40
Total				\$13,746.40

Multi-family, Low-Rise (1-2 stories)

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Roads	per unit	\$3,875.00	\$116.25	\$3,991.25
Fire	per unit	\$257.00	\$7.71	\$264.71
EMS	per unit	\$42.00	\$1.26	\$43.26
Water	per unit	\$1,734.00	\$39.88	\$1,773.88
Sewer	per unit	\$1,685.00	\$38.76	\$1,723.76
Schools	per unit	\$1,061.50	\$31.85	\$1,093.35
Regional Park	per unit	\$246.50	\$7.40	\$253.90
Community Park	per unit	\$581.00	\$17.43	\$598.43
Total				\$9,742.53

Multi-family, Mid-Rise (3-10 stories)

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Roads	per unit	\$2,880.00	\$86.40	\$2,966.40
Fire	per unit	\$257.00	\$7.71	\$264.71
EMS	per unit	\$42.00	\$1.26	\$43.26
Water	per unit	\$1,734.00	\$39.88	\$1,773.88
Sewer	per unit	\$1,685.00	\$38.76	\$1,723.76
Schools	per unit	\$1,061.50	\$31.85	\$1,093.35
Regional Park	per unit	\$246.50	\$7.40	\$253.90
Community Park	per unit	\$581.00	\$17.43	\$598.43
Total				\$8,717.68

Multi-family, High-Rise (11+ stories)

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Roads	per unit	\$2,350.00	\$70.50	\$2,420.50
Fire	per unit	\$257.00	\$7.71	\$264.71
EMS	per unit	\$42.00	\$1.26	\$43.26
Water	per unit	\$1,734.00	\$39.88	\$1,773.88
Sewer	per unit	\$1,685.00	\$38.76	\$1,723.76
Schools	per unit	\$1,061.50	\$31.85	\$1,093.35
Regional Park	per unit	\$246.50	\$7.40	\$253.90
Community Park	per unit	\$581.00	\$17.43	\$598.43
Total				\$8,171.78

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City of Fort Myers Impact Fee Schedule

ROAD IMPACT FEE SCHEDULE - 50% collection rate

Rates valid March 7, 2020 - March 8, 2021

RESIDENTIAL

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Single family	per unit	\$4,998.00	\$149.94	\$5,147.94
Multi-family, Low-Rise (1-2 stories)	per unit	\$3,875.00	\$116.25	\$3,991.25
Multi-family, Mid-Rise (3-10 stories)	per unit	\$2,880.00	\$86.40	\$2,966.40
Multi-family, High-Rise (11+ stories)	per unit	\$2,350.00	\$70.50	\$2,420.50
Mobile Home / RV Park Site	per pad	\$2,646.50	\$79.40	\$2,725.90
Senior Adult Housing, Detached	per unit	\$2,255.50	\$67.67	\$2,323.17
Senior Adult Housing, Attached	per unit	\$1,959.00	\$58.77	\$2,017.77
Adult Congregate Living Facility (ACLF)	per unit	\$1,069.00	\$32.07	\$1,101.07
Continuing Care Retirement Community	per unit	\$1,270.00	\$38.10	\$1,308.10
Hotel / Motel or Timeshare	per room	\$2,473.50	\$74.21	\$2,547.71

RETAIL COMMERCIAL

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Shopping Center / General Retail	per 1000 sf	\$5,738.00	\$172.14	\$5,910.14
Bank	per 1000 sf	\$12,789.50	\$383.69	\$13,173.19
Car Wash, Self Service	per stall	\$3,056.00	\$91.68	\$3,147.68
Convenience Store w/Gas Sales (<10 fuel positions)	fuel position	\$9,489.50	\$284.69	\$9,774.19
Super Convenience Store w/Gas Sales (10+ fuel posit)	fuel position	\$6,782.50	\$203.48	\$6,985.98
Golf Course (open to public)	per acre	\$1,138.50	\$34.16	\$1,172.66
Movie Theater	per 1000 sf	\$13,492.50	\$404.78	\$13,897.28
Restaurant, Standard	per 1000 sf	\$11,009.50	\$330.29	\$11,339.79
Restaurant, High-Turnover (Sit-Down)	per 1000 sf	\$13,956.00	\$418.68	\$14,374.68
Restaurant, Fast Casual	per 1000 sf	\$19,638.50	\$589.16	\$20,227.66
Restaurant, Fast Food	per 1000 sf	\$24,456.00	\$733.68	\$25,189.68

OFFICE / INSTITUTIONAL

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Office	per 1000 sf	\$3,807.00	\$114.21	\$3,921.21
Hospital	per 1000 sf	\$3,960.00	\$118.80	\$4,078.80
Nursing Home	per 1000 sf	\$2,453.50	\$73.61	\$2,527.11
Church	per 1000 sf	\$2,356.00	\$70.68	\$2,426.68
Day Care Center	per 1000 sf	\$5,172.50	\$155.18	\$5,327.68
Elementary/ Secondary School (Private)	per 1000 sf	\$1,946.50	\$58.40	\$2,004.90

INDUSTRIAL

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Industrial Park or General Industrial	per 1000 sf	\$1,690.00	\$50.70	\$1,740.70
Warehouse, General	per 1000 sf	\$874.50	\$26.24	\$900.74
Warehouse, High-Cube	per 1000 sf	\$704.50	\$21.14	\$725.64
Mini-Warehouse	per 1000 sf	\$542.50	\$16.28	\$558.78
Mine or Quarry	Cubic Yard	\$0.20	\$0.01	\$0.21

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City of Fort Myers Impact Fee Schedule**FIRE IMPACT FEE SCHEDULE***Rates valid March 7, 2020 - March 8, 2021***RESIDENTIAL**

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Single family	per unit	\$338.00	\$10.14	\$348.14
Multi-family	per unit	\$257.00	\$7.71	\$264.71
Mobile Home / RV Park Site	per pad/site	\$247.00	\$7.41	\$254.41
Hotel / Motel or Timeshare	per unit	\$162.00	\$4.86	\$166.86

RETAIL COMMERCIAL

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Retail	per 1000 sf	\$362.00	\$10.86	\$372.86

PUBLIC OR INSTITUTIONAL USE

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Public or Institutional Use	per 1000 sf	\$105.00	\$3.15	\$108.15

OFFICE

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Office	per 1000 sf	\$176.00	\$5.28	\$181.28

INDUSTRIAL

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Warehouse	per 1000 sf	\$37.00	\$1.11	\$38.11
Industrial	per 1000 sf	\$64.00	\$1.92	\$65.92

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City of Fort Myers Impact Fee Schedule**EMS IMPACT FEE SCHEDULE***Rates valid March 7, 2020 - March 8, 2021***RESIDENTIAL**

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Single family	per unit	\$55.00	\$1.65	\$56.65
Multi-family	per unit	\$42.00	\$1.26	\$43.26
Mobile Home / RV Park Site	per space	\$40.00	\$1.20	\$41.20
Hotel / Motel or Timeshare	per unit	\$26.00	\$0.78	\$26.78

RETAIL COMMERCIAL

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Retail	per 1000 sf	\$59.00	\$1.77	\$60.77

PUBLIC OR INSTITUTIONAL USE

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Public or Institutional Use	per 1000 sf	\$17.00	\$0.51	\$17.51

OFFICE

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Office	per 1000 sf	\$29.00	\$0.87	\$29.87

INDUSTRIAL

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Warehouse	per 1000 sf	\$6.00	\$0.18	\$6.18
Industrial	per 1000 sf	\$10.00	\$0.30	\$10.30

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City of Fort Myers Impact Fee Schedule**SCHOOLS IMPACT FEE SCHEDULE - 50% collection rate***Rates valid March 7, 2020 - March 8, 2021***RESIDENTIAL ONLY**

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Single family	per unit	\$2,742.00	\$82.26	\$2,824.26
Multi-family	per unit	\$1,061.50	\$31.85	\$1,093.35
Mobile Home	per pad	\$591.00	\$17.73	\$608.73

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City of Fort Myers Impact Fee Schedule**REGIONAL PARK IMPACT FEE SCHEDULE - 50% collection rate***Rates valid March 7, 2020 - March 8, 2021***RESIDENTIAL ONLY**

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Single family	per unit	\$325.50	\$9.77	\$335.27
Multi-family	per unit	\$246.50	\$7.40	\$253.90
Mobile Home not in mobile home park	per unit	\$325.50	\$9.77	\$335.27
Mobile Home (pad or park site)	per unit	\$238.50	\$7.16	\$245.66
Time Share	per unit	\$246.50	\$7.40	\$253.90
Hotel / Motel	per unit	\$155.50	\$4.67	\$160.17

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City of Fort Myers Impact Fee Schedule

COMMUNITY PARK IMPACT FEE SCHEDULE

Rates valid March 7, 2020 - March 8, 2021

RESIDENTIAL ONLY

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Single family	per unit	\$780.00	\$23.40	\$803.40
Multi-family	per unit	\$581.00	\$17.43	\$598.43
Mobile Home	per unit	\$541.00	\$16.23	\$557.23
Hotel / Motel	per unit	\$363.00	\$10.89	\$373.89

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City of Fort Myers Impact Fee Schedule

WATER AND SEWER IMPACT FEE SCHEDULE

Rates valid March 7, 2020 - March 8, 2021

RESIDENTIAL CLASS

WATER CONNECTION

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Single family	per unit	\$2,023.00	\$46.53	\$2,069.53
Multi-family	per unit	\$1,734.00	\$39.88	\$1,773.88
Mobile Home	per unit	\$1,444.00	\$33.21	\$1,477.21
Adult Congregate Living (Nursing Units)	per unit	\$890.00	\$20.47	\$910.47
Adult Congregate Living (Non-Nursing Units)	per unit	\$983.00	\$22.61	\$1,005.61

*** Plus meter installation fee (see below for installation fees by meter size)**

SANITARY SEWER CONNECTION

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Single family	per unit	\$1,966.00	\$45.22	\$2,011.22
Multi-family	per unit	\$1,685.00	\$38.76	\$1,723.76
Mobile Home	per unit	\$1,404.00	\$32.29	\$1,436.29
Adult Congregate Living (Nursing Units)	per unit	\$865.00	\$19.90	\$884.90
Adult Congregate Living (Non-Nursing Units)	per unit	\$955.00	\$21.97	\$976.97

COMMERCIAL / INDUSTRIAL CLASS (Impact fee by Meter Size)

WATER CONNECTION

<i>Meter size</i>	<i>Meter Capacity (gpm)</i>	<i>Installation</i>	<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
5/8 or 3/4 inch	15	\$150	\$2,023.00	\$46.53	\$2,219.53
1 - inch	40	\$225	\$5,401.00	\$124.22	\$5,750.22
1 1/2 - inches	80	\$375	\$10,783.00	\$248.01	\$11,406.01
2 - inches	120	\$475	\$16,184.00	\$372.23	\$17,031.23
3 - inches	250	\$950	\$33,723.00	\$775.63	\$35,448.63
4 - inches	350	\$1,575	\$47,197.00	\$1,085.53	\$49,857.53
6 - inches	700	\$2,600	\$94,413.00	\$2,171.50	\$99,184.50
8 - inches	1200	*Actual Cost	\$161,840	\$3,722.32	**

SANITARY SEWER CONNECTION

<i>Meter size</i>	<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
5/8 or 3/4 inch	\$1,966.00	\$45.22	\$2,011.22
1 - inch	\$5,249.00	\$120.73	\$5,369.73
1 1/2 - inches	\$10,479.00	\$241.02	\$10,720.02
2 - inches	\$15,728.00	\$361.74	\$16,089.74
3 - inches	\$32,773.00	\$753.78	\$33,526.78
4 - inches	\$45,867.00	\$1,054.94	\$46,921.94
6 - inches	\$91,753.00	\$2,110.32	\$93,863.32
8 - inches	\$157,280.00	\$3,617.44	\$160,897.44

****The actual cost for an 8" or more meter is determined by Public Works.**

****Total Impact fees plus actual installation fee.**

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