

City of Fort Myers Impact Fee Schedule

Rates valid March 9, 2021 - March 9, 2022

RESIDENTIAL IMPACT FEE SCHEDULE

SINGLE FAMILY

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Roads	per unit	\$5,247.90	\$157.44	\$5,405.34
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	\$2,879.10	\$86.37	\$2,965.47
Regional Park	per unit	\$341.78	\$10.25	\$352.03
Community Park	per unit	\$780.00	\$23.40	\$803.40
Total				\$14,161.78

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

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Roads	per unit	\$4,068.75	\$122.06	\$4,190.81
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	\$1,114.58	\$33.44	\$1,148.01
Regional Park	per unit	\$258.83	\$7.76	\$266.59
Community Park	per unit	\$581.00	\$17.43	\$598.43
Total				\$10,009.45

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

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Roads	per unit	\$3,024.00	\$90.72	\$3,114.72
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	\$1,114.58	\$33.44	\$1,148.01
Regional Park	per unit	\$258.83	\$7.76	\$266.59
Community Park	per unit	\$581.00	\$17.43	\$598.43
Total				\$8,933.36

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

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Roads	per unit	\$2,467.50	\$74.03	\$2,541.53
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	\$1,114.58	\$33.44	\$1,148.01
Regional Park	per unit	\$258.83	\$7.76	\$266.59
Community Park	per unit	\$581.00	\$17.43	\$598.43
Total				\$8,360.16

Rates are subject to change based on approved changes to Lee County and City codes, ordinances and resolutions.

City of Fort Myers Impact Fee Schedule

ROAD IMPACT FEE SCHEDULE - 52.5% collection rate

Rates valid March 9, 2021 - March 9, 2022

RESIDENTIAL

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Single family	per unit	\$5,247.90	\$157.44	\$5,405.34
Multi-family, Low-Rise (1-2 stories)	per unit	\$4,068.75	\$122.06	\$4,190.81
Multi-family, Mid-Rise (3-10 stories)	per unit	\$3,024.00	\$90.72	\$3,114.72
Multi-family, High-Rise (11+ stories)	per unit	\$2,467.50	\$74.03	\$2,541.53
Mobile Home / RV Park Site	per pad	\$2,778.83	\$83.36	\$2,862.19
Senior Adult Housing, Detached	per unit	\$2,368.28	\$71.05	\$2,439.32
Senior Adult Housing, Attached	per unit	\$2,056.95	\$61.71	\$2,118.66
Adult Congregate Living Facility (ACLF)	per unit	\$1,122.45	\$33.67	\$1,156.12
Continuing Care Retirement Community	per unit	\$1,333.50	\$40.01	\$1,373.51
Hotel / Motel or Timeshare	per room	\$2,597.18	\$77.92	\$2,675.09

RETAIL COMMERCIAL

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Shopping Center / General Retail	per 1000 sf	\$6,024.90	\$180.75	\$6,205.65
Bank	per 1000 sf	\$13,428.98	\$402.87	\$13,831.84
Car Wash, Self Service	per stall	\$3,208.80	\$96.26	\$3,305.06
Convenience Store w/Gas Sales (<10 fuel positions)	fuel position	\$9,963.98	\$298.92	\$10,262.89
Super Convenience Store w/Gas Sales (10+ fuel positions)	fuel position	\$7,121.63	\$213.65	\$7,335.27
Golf Course (open to public)	per acre	\$1,195.43	\$35.86	\$1,231.29
Movie Theater	per 1000 sf	\$14,167.13	\$425.01	\$14,592.14
Restaurant, Standard	per 1000 sf	\$11,559.98	\$346.80	\$11,906.77
Restaurant, High-Turnover (Sit-Down)	per 1000 sf	\$14,653.80	\$439.61	\$15,093.41
Restaurant, Fast Casual	per 1000 sf	\$20,620.43	\$618.61	\$21,239.04
Restaurant, Fast Food	per 1000 sf	\$25,678.80	\$770.36	\$26,449.16

OFFICE / INSTITUTIONAL

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Office	per 1000 sf	\$3,997.35	\$119.92	\$4,117.27
Hospital	per 1000 sf	\$4,158.00	\$124.74	\$4,282.74
Nursing Home	per 1000 sf	\$2,576.18	\$77.29	\$2,653.46
Church	per 1000 sf	\$2,473.80	\$74.21	\$2,548.01
Day Care Center	per 1000 sf	\$5,431.13	\$162.93	\$5,594.06
Elementary/ Secondary School (Private)	per 1000 sf	\$2,043.83	\$61.31	\$2,105.14

INDUSTRIAL

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Industrial Park or General Industrial	per 1000 sf	\$1,774.50	\$53.24	\$1,827.74
Warehouse, General	per 1000 sf	\$918.23	\$27.55	\$945.77
Warehouse, High-Cube	per 1000 sf	\$739.73	\$22.19	\$761.92
Mini-Warehouse	per 1000 sf	\$569.63	\$17.09	\$586.71
Mine or Quarry	Cubic Yard	\$0.21	\$0.01	\$0.22

Rates are subject to change based on approved changes to Lee County and City codes, ordinances and resolutions.

City of Fort Myers Impact Fee Schedule**FIRE IMPACT FEE SCHEDULE***Rates valid March 9, 2021 - March 9, 2022***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

Rates are subject to change based on approved changes to Lee County and City codes, ordinances and resolutions.

City of Fort Myers Impact Fee Schedule**EMS IMPACT FEE SCHEDULE***Rates valid March 9, 2021 - March 9, 2022***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

Rates are subject to change based on approved changes to Lee County and City codes, ordinances and resolutions.

City of Fort Myers Impact Fee Schedule

SCHOOLS IMPACT FEE SCHEDULE - 52.5% collection rate

Rates valid March 9, 2021 - March 9, 2022

RESIDENTIAL ONLY

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Single family	per unit	\$2,879.10	\$86.37	\$2,965.47
Multi-family	per unit	\$1,114.58	\$33.44	\$1,148.01
Mobile Home	per pad	\$620.55	\$18.62	\$639.17

Rates are subject to change based on approved changes to Lee County and City codes, ordinances and resolutions.

City of Fort Myers Impact Fee Schedule

REGIONAL PARK IMPACT FEE SCHEDULE - 52.5% collection rate

Rates valid March 9, 2021 - March 9, 2022

RESIDENTIAL ONLY

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Single family	per unit	\$341.78	\$10.25	\$352.03
Multi-family	per unit	\$258.83	\$7.76	\$266.59
Mobile Home not in mobile home park	per unit	\$341.78	\$10.25	\$352.03
Mobile Home (pad or park site)	per unit	\$250.43	\$7.51	\$257.94
Time Share	per unit	\$258.83	\$7.76	\$266.59
Hotel / Motel	per unit	\$163.28	\$4.90	\$168.17

Rates are subject to change based on approved changes to Lee County and City codes, ordinances and resolutions.

City of Fort Myers Impact Fee Schedule

COMMUNITY PARK IMPACT FEE SCHEDULE

Rates valid March 9, 2021 - March 9, 2022

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

Rates are subject to change based on approved changes to Lee County and City codes, ordinances and resolutions.

City of Fort Myers Impact Fee Schedule
WATER AND SEWER IMPACT FEE SCHEDULE

Rates valid March 9, 2021 - March 9, 2022

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.

Rates are subject to change based on approved changes to Lee County and City codes, ordinances and resolutions.