

# City of Fort Myers Impact Fee Schedule

*Rates valid March 10, 2022*

## RESIDENTIAL IMPACT FEE SCHEDULE

### SINGLE FAMILY

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Roads	per unit	<b>\$5,247.90</b>	<b>\$157.44</b>	<b>\$5,405.34</b>
Fire	per unit	<b>\$338.00</b>	<b>\$10.14</b>	<b>\$348.14</b>
EMS	per unit	<b>\$55.00</b>	<b>\$1.65</b>	<b>\$56.65</b>
Meter (5/8")-installation fee	per unit	<b>\$150.00</b>	<b>\$0.00</b>	<b>\$150.00</b>
Water	per unit	<b>\$2,023.00</b>	<b>\$46.53</b>	<b>\$2,069.53</b>
Sewer	per unit	<b>\$1,966.00</b>	<b>\$45.22</b>	<b>\$2,011.22</b>
Schools	per unit	<b>\$2,879.10</b>	<b>\$86.37</b>	<b>\$2,965.47</b>
Regional Park	per unit	<b>\$341.78</b>	<b>\$10.25</b>	<b>\$352.03</b>
Community Park	per unit	<b>\$780.00</b>	<b>\$23.40</b>	<b>\$803.40</b>
<b>Total</b>				<b>\$14,161.78</b>

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

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Roads	per unit	<b>\$4,068.75</b>	<b>\$122.06</b>	<b>\$4,190.81</b>
Fire	per unit	<b>\$257.00</b>	<b>\$7.71</b>	<b>\$264.71</b>
EMS	per unit	<b>\$42.00</b>	<b>\$1.26</b>	<b>\$43.26</b>
Water	per unit	<b>\$1,734.00</b>	<b>\$39.88</b>	<b>\$1,773.88</b>
Sewer	per unit	<b>\$1,685.00</b>	<b>\$38.76</b>	<b>\$1,723.76</b>
Schools	per unit	<b>\$1,114.58</b>	<b>\$33.44</b>	<b>\$1,148.01</b>
Regional Park	per unit	<b>\$258.83</b>	<b>\$7.76</b>	<b>\$266.59</b>
Community Park	per unit	<b>\$581.00</b>	<b>\$17.43</b>	<b>\$598.43</b>
<b>Total</b>				<b>\$10,009.45</b>

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

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Roads	per unit	<b>\$3,024.00</b>	<b>\$90.72</b>	<b>\$3,114.72</b>
Fire	per unit	<b>\$257.00</b>	<b>\$7.71</b>	<b>\$264.71</b>
EMS	per unit	<b>\$42.00</b>	<b>\$1.26</b>	<b>\$43.26</b>
Water	per unit	<b>\$1,734.00</b>	<b>\$39.88</b>	<b>\$1,773.88</b>
Sewer	per unit	<b>\$1,685.00</b>	<b>\$38.76</b>	<b>\$1,723.76</b>
Schools	per unit	<b>\$1,114.58</b>	<b>\$33.44</b>	<b>\$1,148.01</b>
Regional Park	per unit	<b>\$258.83</b>	<b>\$7.76</b>	<b>\$266.59</b>
Community Park	per unit	<b>\$581.00</b>	<b>\$17.43</b>	<b>\$598.43</b>
<b>Total</b>				<b>\$8,933.36</b>

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

		<i>Impact Fee</i>	<i>Admin. Fee</i>	<i>Total</i>
Roads	per unit	<b>\$2,467.50</b>	<b>\$74.03</b>	<b>\$2,541.53</b>
Fire	per unit	<b>\$257.00</b>	<b>\$7.71</b>	<b>\$264.71</b>
EMS	per unit	<b>\$42.00</b>	<b>\$1.26</b>	<b>\$43.26</b>
Water	per unit	<b>\$1,734.00</b>	<b>\$39.88</b>	<b>\$1,773.88</b>
Sewer	per unit	<b>\$1,685.00</b>	<b>\$38.76</b>	<b>\$1,723.76</b>
Schools	per unit	<b>\$1,114.58</b>	<b>\$33.44</b>	<b>\$1,148.01</b>
Regional Park	per unit	<b>\$258.83</b>	<b>\$7.76</b>	<b>\$266.59</b>
Community Park	per unit	<b>\$581.00</b>	<b>\$17.43</b>	<b>\$598.43</b>
<b>Total</b>				<b>\$8,360.16</b>

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## City of Fort Myers Impact Fee Schedule

### ROAD IMPACT FEE SCHEDULE - 52.5% collection rate

*Rates valid March 10, 2022*

#### RESIDENTIAL

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

#### RETAIL COMMERCIAL

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

#### OFFICE / INSTITUTIONAL

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

#### INDUSTRIAL

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

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**City of Fort Myers Impact Fee Schedule****FIRE IMPACT FEE SCHEDULE***Rates valid March 10, 2022***RESIDENTIAL**

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

**RETAIL COMMERCIAL**

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

**PUBLIC OR INSTITUTIONAL USE**

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

**OFFICE**

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

**INDUSTRIAL**

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

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**City of Fort Myers Impact Fee Schedule****EMS IMPACT FEE SCHEDULE***Rates valid March 10, 2022***RESIDENTIAL**

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

**RETAIL COMMERCIAL**

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

**PUBLIC OR INSTITUTIONAL USE**

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

**OFFICE**

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

**INDUSTRIAL**

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

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**City of Fort Myers Impact Fee Schedule**

**SCHOOLS IMPACT FEE SCHEDULE - 52.5% collection rate**

*Rates valid March 10, 2022*

**RESIDENTIAL ONLY**

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

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**City of Fort Myers Impact Fee Schedule****REGIONAL PARK IMPACT FEE SCHEDULE - 52.5% collection rate***Rates valid March 10, 2022***RESIDENTIAL ONLY**

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

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**City of Fort Myers Impact Fee Schedule****COMMUNITY PARK IMPACT FEE SCHEDULE***Rates valid March 10, 2022***RESIDENTIAL ONLY**

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

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## City of Fort Myers Impact Fee Schedule

### WATER AND SEWER IMPACT FEE SCHEDULE

*Rates valid March 10, 2022*

#### **RESIDENTIAL CLASS**

##### **WATER CONNECTION**

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

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

##### **SANTARY SEWER CONNECTION**

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

#### **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	<b>\$150</b>	<b>\$2,023.00</b>	<b>\$46.53</b>	<b>\$2,219.53</b>
1 - inch	40	<b>\$225</b>	<b>\$5,401.00</b>	<b>\$124.22</b>	<b>\$5,750.22</b>
1 1/2 - inches	80	<b>\$375</b>	<b>\$10,783.00</b>	<b>\$248.01</b>	<b>\$11,406.01</b>
2 - inches	120	<b>\$475</b>	<b>\$16,184.00</b>	<b>\$372.23</b>	<b>\$17,031.23</b>
3 - inches	250	<b>\$950</b>	<b>\$33,723.00</b>	<b>\$775.63</b>	<b>\$35,448.63</b>
4 - inches	350	<b>\$1,575</b>	<b>\$47,197.00</b>	<b>\$1,085.53</b>	<b>\$49,857.53</b>
6 - inches	700	<b>\$2,600</b>	<b>\$94,413.00</b>	<b>\$2,171.50</b>	<b>\$99,184.50</b>
8 - inches	1200	<b>*Actual Cost</b>	<b>\$161,840</b>	<b>\$3,722.32</b>	<b>**</b>

##### **SANTARY SEWER CONNECTION**

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

\*\*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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