

Land Use Type	Unit	Previous Rate	Current Rate
Effective Date		5/1/2020	5/1/2021

**Fire Impact Fees** 2.00%

**Residential**

Single Family/Detached/Duplex/Mobile Home	Per Dwelling Unit	\$332.00	\$339.00
Multi-Family	Per Dwelling Unit	\$227.00	\$232.00
Hotel / Motel	Per Room	\$190.00	\$194.00

**Nonresidential**

Commercial / Retail / Assembly	Per 1,000 Sq. ft.*	\$301.00	\$307.00
Office / Institutional	Per 1,000 Sq. ft.*	\$264.00	\$269.00
Industrial	Per 1,000 Sq. ft.*	\$82.00	\$84.00
Storage	Per 1,000 Sq. ft.*	\$19.00	\$19.00

**Law Enforcement Impact Fees** 1.60%

**Residential**

Single Family Detached	Per Dwelling Unit	\$494.00	\$502.00
Multi-Family	Per Dwelling Unit	\$191.00	\$194.00
Mobile Home	Per Dwelling Unit	\$344.00	\$350.00
Hotel / Motel	Per Room	\$390.00	\$396.00

**Commercial**

Manufacturing	Per 1,000 Sq. ft.	\$144.00	\$146.00
Warehousing	Per 1,000 Sq. ft.	\$80.00	\$81.00
Commercial / Retail / Assembly	Per 1,000 Sq. ft.	\$774.00	\$786.00
Office / Institutional	Per 1,000 Sq. ft.	\$90.00	\$265.00
Private Schools	Per 1,000 Sq. ft.	\$90.00	\$91.00
Public School	Exempt under state law		

**Parks and Recreation Impact Fees** 3.70%

**Residential**

Single Family (Detached)	Per Dwelling Unit	\$1,660.00	\$1,721.00
Accessory Single Family	Per Dwelling Unit	\$1,123.00	\$1,165.00
Multi-Family	Per Dwelling Unit	\$1,123.00	\$1,165.00
Mobile Home	Per Dwelling Unit	\$1,237.00	\$1,237.00
Retirement Housing / Age Restricted	Per Dwelling Unit	\$890.00	\$923.00

**School Impact Fees \*\***

Single Family Detached	Unit	Current Impact Fee	Effective 6/27/2021
<2,000 Sq. Ft.	Per Unit	\$8,784.00	\$8,829.00
2,000 – 2,499 Sq. Ft.	Per Unit	\$8,784.00	\$9,513.00
2,500 – 2,999 Sq. Ft.	Per Unit	\$8,784.00	\$11,402.00
3,000 – 3,999 Sq. Ft.	Per Unit	\$8,784.00	\$12,015.00
>=4,000 Sq. Ft.	Per Unit	\$8,784.00	\$9,584.00

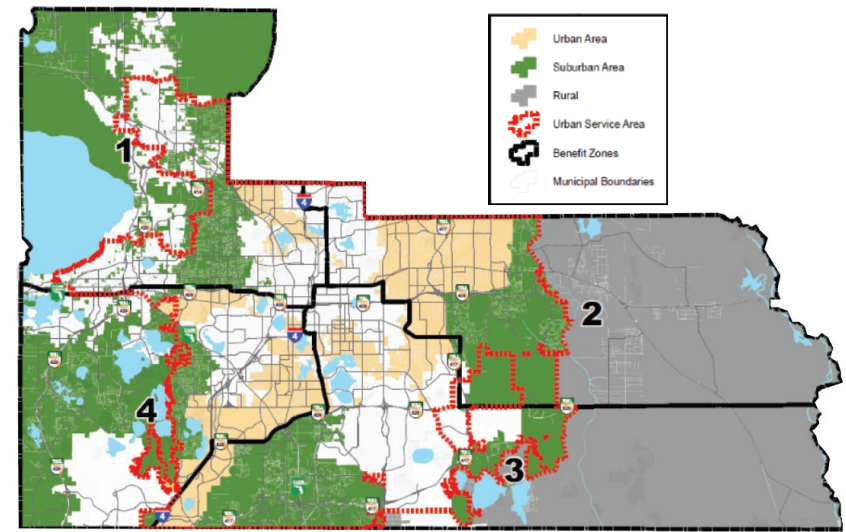
**Other Residential**

Townhouse	Per Unit	\$6,930.00	\$8,805.00
Multi-Family (High Rise)	Per Unit	\$5,919.00	\$307.00
Multi-Family (Non High Rise)	Per Unit	\$5,919.00	\$6,751.00
Mobile Home	Per Unit	\$6,088.00	\$10,387.00

**Notes:**  
 \* Per 1,000 Sq. Ft. Living Area  
 \*\* square footage shall include the heated / cooled living area



Impact fees are charges assessed on new development to help pay for public infrastructure required to accommodate the new 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 total impact fee for a project is the sum of the School, Law Enforcement, Fire, Parks and Transportation impact fees, as well as the 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 by email at [Information@ocfl.net](mailto:Information@ocfl.net). The Impact Fee Administration of the Development Services Section coordinates impact fee assessments following building permit review. To estimate impact fees for a project, please contact the Impact Fee Administration at 407-836-5691, via email at [ImpactFees@ocfl.net](mailto:ImpactFees@ocfl.net) or to download the fee rate schedule, please logon to [www.ocfl.net/impactfees](http://www.ocfl.net/impactfees)



Please take a moment to read this brochure. It provides important information about changes to Orange County's School, Law Enforcement, Fire, Parks and Transportation impact fees. 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. If you have any questions or would like free copies of this brochure, please contact the Orange County Impact Fee Administration at 407-836-5691 or [www.ocfl.net/impactfees](http://www.ocfl.net/impactfees)

Transportation Impact Fees		Effective 6/27/2021		
Land Use Type	Unit	Urban*	Suburban*	Rural*
<b>RESIDENTIAL</b>				
Single Family (Detached) - 1,200 sf or less	Dwelling Unit	\$6,425	\$7,973	\$9,113
Single Family (Detached) - 1,201 to 2,000 sf	Dwelling Unit	\$8,218	\$10,138	\$11,586
Single Family (Detached) - 2,001 to 3,500 sf	Dwelling Unit	\$10,163	\$12,509	\$14,294
Single Family (Detached) - greater than 3,500 sf	Dwelling Unit	\$10,640	\$13,082	\$14,949
Multi-Family Housing/Townhouse (Low-Rise, 1-2 Floors)	Dwelling Unit	\$5,937	\$7,303	\$8,349
Multi-Family Housing (Mid-Rise, 3-10 Floors)	Dwelling Unit	\$4,395	\$5,421	\$6,198
Multi-Family Housing (High-Rise, >10 Floors)	Dwelling Unit	\$3,580	\$4,430	\$5,066
Student Housing (Adjacent to Campus)	Bedroom	\$1,246	\$1,555	\$1,780
Student Housing (Over 1/2 Mile from Campus)	Bedroom	\$2,410	\$2,973	\$3,399
Mid-Rise Residential w/1st Floor Commercial	Dwelling Unit	\$2,744	\$3,417	\$3,909
High-Rise Residential w/1st Floor Commercial	Dwelling Unit	\$1,571	\$1,986	\$2,274
Mobile Home Park	Dwelling Unit	\$3,054	\$3,755	\$4,292
Sr. Adult Housing – Detached (Retirement Community/Age-Restricted SF)	Dwelling Unit	\$2,975	\$3,704	\$4,236
Time Share	Dwelling Unit	\$5,343	\$6,660	\$7,619

<b>LODGING</b>				
Hotel/Tourist Hotel	Room	\$3,033	\$3,519	\$3,746
Motel	Room	\$1,440	\$1,713	\$1,823

<b>RECREATIONAL</b>				
Golf Course	Acre	\$2,841	\$3,388	\$3,608
Bowling Alley	1,000 Sq. Ft.	\$7,992	\$9,284	\$9,881
Movie Theater	1,000 Sq. Ft.	\$20,895	\$24,343	\$25,929
Racquet Club	1,000 Sq. Ft.	\$12,734	\$14,714	\$15,658
Health/Fitness Club	1,000 Sq. Ft.	\$22,427	\$25,811	\$27,464
Dance Studio (Martial Arts/Music Lessons)	1,000 Sq. Ft.	\$8,010	\$9,357	\$9,961

<b>INSTITUTIONAL</b>				
School	1,000 Sq. Ft.	\$6,998	\$8,166	\$8,696
Public Assembly	1,000 Sq. Ft.	\$3,284	\$3,767	\$4,010
Day Care	1,000 Sq. Ft.	\$9,446	\$11,107	\$11,834
Library	1,000 Sq. Ft.	\$31,734	\$36,269	\$38,581

<b>MEDICAL</b>				
Hospital	Bed	\$15,641	\$17,887	\$19,028
Nursing Home	1,000 Sq. Ft.	\$1,899	\$2,288	\$2,439
Animal Hospital/Veterinary Clinic	1,000 Sq. Ft.	\$4,047	\$4,841	\$5,160

<b>OFFICE</b>				
General Office 50,000 sf or less	1,000 Sq. Ft.	\$8,132	\$10,037	\$11,473
General Office 50,001-100,000 sf	1,000 Sq. Ft.	\$7,953	\$9,834	\$11,241
General Office 100,001-200,000 sf	1,000 Sq. Ft.	\$7,790	\$9,633	\$11,011
General Office greater than 200,000 sf.	1,000 Sq. Ft.	\$7,621	\$9,425	\$10,775
Small Medical/Dental Office (10,000 sf or less)	1,000 Sq. Ft.	\$18,872	\$23,107	\$26,402
Medical/Dental Office	1,000 Sq. Ft.	\$27,101	\$33,099	\$37,817
Post Office	1,000 Sq. Ft.	\$42,201	\$51,502	\$58,845

<b>RETAIL</b>				
Free-Standing Discount Store	1,000 Sq. Ft.	\$11,105	\$12,981	\$13,826
Hardware/Paint Store	1,000 Sq. Ft.	\$1,079	\$1,404	\$1,499
Retail/Tourist Retail: 50,000 sf or less**	1,000 Sq. Ft.	\$10,051	\$11,818	\$12,594
Retail/Tourist Retail: 50,001-100,000 sf**	1,000 Sq. Ft.	\$11,052	\$12,926	\$13,769
Retail/Tourist Retail: 100,001-200,000 sf**	1,000 Sq. Ft.	\$10,052	\$11,763	\$12,529
Retail/Tourist Retail: 200,001-300,000 sf**	1,000 Sq. Ft.	\$9,852	\$11,532	\$12,282
Retail/Tourist Retail: 300,001-400,000 sf**	1,000 Sq. Ft.	\$9,676	\$11,312	\$12,047
Retail/Tourist Retail: 400,001-500,000 sf**	1,000 Sq. Ft.	\$9,667	\$11,301	\$12,035
Retail/Tourist Retail: 500,001-1,000,000 sf**	1,000 Sq. Ft.	\$10,244	\$11,928	\$12,699
Retail/Tourist Retail: 1,000,001-1,200,000 sf**	1,000 Sq. Ft.	\$10,475	\$12,188	\$12,975
Retail/Tourist Retail: greater than 1,200,000 sf**	1,000 Sq. Ft.	\$10,770	\$12,517	\$13,323
New/Used Auto Sales	1,000 Sq. Ft.	\$11,875	\$13,755	\$14,639
Supermarket	1,000 Sq. Ft.	\$16,070	\$18,789	\$20,016
Convenience Market w/Gas Pumps	1,000 Sq. Ft.	\$6,359	\$7,492	\$7,981
Home Improvement Superstore	1,000 Sq. Ft.	\$5,427	\$6,440	\$6,865
Electronics Superstore	1,000 Sq. Ft.	\$8,915	\$10,476	\$11,162
Drug Store	1,000 Sq. Ft.	\$11,105	\$12,981	\$13,826

<b>SERVICES</b>				
Bank/Savings Walk-In	1,000 Sq. Ft.	\$8,404	\$10,094	\$10,758
Bank/Savings Drive-In	1,000 Sq. Ft.	\$14,868	\$17,571	\$18,719
Drinking Place	1,000 Sq. Ft.	\$15,293	\$17,918	\$19,094
Quality Restaurant	1,000 Sq. Ft.	\$27,456	\$31,864	\$33,925
High-Turnover Restaurant	1,000 Sq. Ft.	\$31,604	\$36,650	\$39,017
Fast Food Restaurant w/Drive-Thru	1,000 Sq. Ft.	\$74,592	\$86,876	\$92,547
Auto Service	1,000 Sq. Ft.	\$9,708	\$11,271	\$11,998
Gas Station with or without Convenience Market (<2,000 sf)	Fuel Pos.	\$9,798	\$11,409	\$12,154
Gas Station w/Convenience Market (2,000-2,999 sf)	Fuel Pos.	\$11,709	\$13,620	\$14,511
Gas Station w/Convenience Market (3,000+ sf)	Fuel Pos.	\$13,136	\$15,287	\$16,286
Self-Service Car Wash	Wash Station	\$20,980	\$24,344	\$25,929

<b>INDUSTRIAL</b>				
General Light Industrial	1,000 Sq. Ft.	\$3,117	\$3,857	\$4,410
Manufacturing	1,000 Sq. Ft.	\$2,447	\$3,049	\$3,487
Warehouse	1,000 Sq. Ft.	\$1,050	\$1,347	\$1,541
Mini-Warehouse	1,000 Sq. Ft.	\$578	\$780	\$893

**Notes:**  
**All residential and timeshare fees are per dwelling unit and all non-residential fees are per 1,000 square feet unless listed differently under their respective unit category.**

\*\* Gross leasable area