

Ordinance:  
#2023-

Unincorporated Indian River County Impact Fee Schedule (Effective Date: July 1, 2020 Adjusted to Be Consistent with Florida SB 1066)

LUC	Land Use	Un t	Correct oms Fac t es	So d Waste Fac t es	Pub c Bu d ngs	L brar es	F re/Emer Serv ces	Net mpact Fee Law Enforcement	Parks & Rec	Transportat on	Educat ona Fac t es	Tota Net mpact Fee	Adm n Fee (2.0%)	Tota mpact Fees
RESIDENTIAL:														
210	Single Family (Detached) – less-than-4000-sf 1 to 1,500 sf (Household Income Not to Exceed 80% of Median Income)*	du	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Single Family (Detached) - Less than 1,500 sf	du	\$0	\$0	\$345	\$0	\$231	\$162	\$679	\$5,942	\$1,310	\$8,669	\$173	\$8,842
	Single Family (Detached) - 1,501 to 2,499 sf	du	\$0	\$0	\$415	\$0	\$278	\$196	\$819	\$6,632	\$1,310	\$9,650	\$193	\$9,843
	Single Family (Detached) - 2,500 sf and greater	du	\$0	\$0	\$465	\$0	\$312	\$219	\$918	\$7,553	\$1,310	\$10,777	\$216	\$10,993
220	Multi-Family (Low-Rise, 1-2 levels) - 1 to 1,500 sf per unit (Household Income Not to Exceed 80% of Median Income)*	du	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Multi-Family (Low-Rise, 1-2 levels)	du	\$0	\$0	\$225	\$0	\$152	\$112	\$468	\$4,753	\$539	\$6,249	\$125	\$6,374
	Multi-Family(Mid-Rise, 3-10 levels) - 1 to 1,500 sf per unit (Household Income Not to Exceed 80% of Median Income)*	du	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
221	Multi Family (Mid-Rise, 3-10 levels)	du	\$0	\$0	\$225	\$0	\$152	\$112	\$468	\$3,536	\$539	\$5,032	\$101	\$5,133
240	Mobile Home Park/RV (tied down)	du	\$0	\$0	\$269	\$0	\$178	\$112	\$471	\$2,435	\$574	\$4,039	\$81	\$4,120
252	Assisted Care Living Facility (ACLF)	bed	\$0	\$0	\$135	\$0	\$188	\$120	n/a	\$590	n/a	\$1,033	\$21	\$1,054
LODGING:														
310	Hotel	room	\$0	\$0	\$137	NA	\$192	\$123	n/a	\$1,763	n/a	\$2,215	\$44	\$2,259
320	Motel	room	\$0	\$0	\$114	NA	\$160	\$102	n/a	\$850	n/a	\$1,226	\$25	\$1,251
RECREATION:														
411	Public Park	acre	\$0	\$0	\$7	NA	\$10	\$6	n/a	\$280	n/a	\$303	\$6	\$309
420	Marina	boat berth	\$0	\$0	\$18	NA	\$25	\$16	n/a	\$1,102	n/a	\$1,161	\$23	\$1,184
430	Golf Course	hole	\$0	\$0	\$114	NA	\$160	\$102	n/a	\$13,932	n/a	\$14,308	\$286	\$14,594
444	Movie Theater w/Matinee	screen	\$0	\$0	\$705	NA	\$987	\$632	n/a	\$16,540	n/a	\$18,864	\$377	\$19,241
490	Tennis Court	court	\$0	\$0	\$190	NA	\$266	\$170	n/a	\$11,235	n/a	\$11,861	\$237	\$12,098
492	Racquet Club/Health Club/Dance Studio	1,000 sf	\$0	\$0	\$327	NA	\$458	\$293	n/a	\$12,776	n/a	\$13,854	\$277	\$14,131
INSTITUTIONS:														
520	Elementary School (Private, K-5)	student	\$0	\$0	\$11	NA	\$15	\$10	n/a	\$378	n/a	\$414	\$8	\$422
522	Middle School (Private, 6-8)	student	\$0	\$0	\$12	NA	\$17	\$11	n/a	\$425	n/a	\$465	\$9	\$474
530	High School (Private, 9-12)	student	\$0	\$0	\$12	NA	\$17	\$11	n/a	\$458	n/a	\$498	\$10	\$508
540/550	University/Jr College (Private)	student	\$0	\$0	\$14	NA	\$19	\$12	n/a	\$914	n/a	\$959	\$19	\$978
560	Church	1,000 sf	\$0	\$0	\$50	NA	\$70	\$45	n/a	\$1,858	n/a	\$2,023	\$40	\$2,063
565	Day Care Center	1,000 sf	\$0	\$0	\$110	NA	\$154	\$99	n/a	\$5,392	n/a	\$5,755	\$115	\$5,870
571	Jail	bed	NA	\$0	\$23	NA	\$32	\$21	n/a	\$360	n/a	\$436	\$9	\$445
575	Fire & Rescue Station	1,000 sf	\$0	\$0	\$57	NA	n/a	\$51	n/a	\$1,703	n/a	\$1,811	\$36	\$1,847
590	Library	1,000 sf	\$0	\$0	\$356	NA	\$498	\$319	n/a	\$31,211	n/a	\$32,384	\$648	\$33,032
MEDICAL:														
610	Hospital	1,000 sf	\$0	\$0	\$175	NA	\$245	\$157	n/a	\$4,263	n/a	\$4,840	\$97	\$4,937
620	Nursing Home	bed	\$0	\$0	\$135	NA	\$188	\$120	n/a	\$517	n/a	\$960	\$19	\$979
640	Veterinary Clinic	1,000 sf	\$0	\$0	\$191	NA	\$268	\$172	n/a	\$6,607	n/a	\$7,238	\$145	\$7,383
OFFICE:														
710	General Office	1,000 sf	\$0	\$0	\$121	NA	\$169	\$108	n/a	\$3,530	n/a	\$3,928	\$79	\$4,007
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$0	\$0	\$163	NA	\$228	\$146	n/a	\$9,021	n/a	\$9,558	\$191	\$9,749
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$0	\$0	\$233	NA	\$327	\$209	n/a	\$12,921	n/a	\$13,690	\$274	\$13,964
732	Post Office	1,000 sf	\$0	\$0	\$212	NA	\$297	\$190	n/a	\$14,337	n/a	\$15,036	\$301	\$15,337
733	Government Office Complex	1,000 sf	\$0	\$0	n/a	NA	\$238	\$152	n/a	\$12,322	n/a	\$12,712	\$254	\$12,966
760	Research & Development Center	1,000 sf	\$0	\$0	\$140	NA	\$196	\$125	n/a	\$4,127	n/a	\$4,588	\$92	\$4,680
RETAIL:														
820	Retail/Shopping Center	1,000 sf/ga	\$0	\$0	\$205	NA	\$287	\$184	n/a	\$5,603	n/a	\$6,279	\$126	\$6,405
840/841	New/Used Auto Sales	1,000 sf	\$0	\$0	\$213	NA	\$299	\$191	n/a	\$6,811	n/a	\$7,514	\$150	\$7,664
850	Supermarket	1,000 sf	\$0	\$0	\$327	NA	\$458	\$293	n/a	\$9,119	n/a	\$10,197	\$204	\$10,401
890	Furniture Store	1,000 sf	\$0	\$0	\$44	NA	\$61	\$39	n/a	\$1,590	n/a	\$1,734	\$35	\$1,769
SERVICE:														
911	Bank/Savings Walk-in	1,000 sf	\$0	\$0	\$140	NA	\$196	\$125	n/a	\$4,988	n/a	\$5,449	\$109	\$5,558
912	Bank/Savings Drive-in	1,000 sf	\$0	\$0	\$202	NA	\$283	\$181	n/a	\$8,618	n/a	\$9,284	\$186	\$9,470
932	Restaurant	1,000 sf	\$0	\$0	\$756	NA	\$1,059	\$678	n/a	\$17,987	n/a	\$20,480	\$404	\$20,890
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$0	\$0	\$1,316	NA	\$1,845	\$1,181	n/a	\$42,069	n/a	\$46,411	\$928	\$47,339
942	Automobile Care Center	1,000 sf	\$0	\$0	\$227	NA	\$318	\$203	n/a	\$5,559	n/a	\$6,307	\$126	\$6,433
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	\$0	\$0	\$198	NA	\$278	\$178	n/a	\$5,481	n/a	\$6,135	\$123	\$6,258
945	Gas Station w/Convenience Market 2,000-2,999 sq ft	fuel pos.	\$0	\$0	\$242	NA	\$338	\$217	n/a	\$6,546	n/a	\$7,343	\$147	\$7,490
960	Gas Station w/Convenience Market 3,000+ sq ft	fuel pos.	\$0	\$0	\$274	NA	\$384	\$246	n/a	\$7,343	n/a	\$8,247	\$165	\$8,412
n/a	Self-Service Car Wash	service bay	\$0	\$0	\$131	NA	\$183	\$117	n/a	\$4,797	n/a	\$5,228	\$105	\$5,333
INDUSTRIAL:														
110	General Light Industrial	1,000 sf	\$0	\$0	\$68	NA	\$95	\$61	n/a	\$1,795	n/a	\$2,019	\$40	\$2,059
140	Manufacturing	1,000 sf	\$0	\$0	\$62	NA	\$87	\$56	n/a	\$1,421	n/a	\$1,626	\$33	\$1,659
150	Warehousing	1,000 sf	\$0	\$0	\$15	NA	\$21	\$13	n/a	\$629	n/a	\$678	\$14	\$692
151	Mini-Warehouse	1,000 sf	\$0	\$0	\$6	NA	\$8	\$5	n/a	\$367	n/a	\$386	\$8	\$394
154	High-Cube Transload/Storage	1,000 sf	\$0	\$0	\$12	NA	\$17	\$11	n/a	\$509	n/a	\$549	\$11	\$560
n/a	Concrete Plant	acre	\$0	\$0	\$212	NA	\$297	\$190	n/a	\$5,653	n/a	\$6,352	\$127	\$6,479
n/a	Sand Mining	acre	\$0	\$0	\$27	NA	\$38	\$24	n/a	\$728	n/a	\$817	\$16	\$833

\*Policy discounts are applied to Single Family Affordable Housing with less than 1,000 sq ft (no fee) and to Single Family Affordable Housing with 1,000 to 1,500 sq ft (fee decrease of 50% of the fee for less than 1,500 sf single family home tier)