

Lee County Impact Fee Schedule

NOTE: Road, Park, and School Impact Fees collected at 52.5% of adopted Base Fee

ROADS

Land Use	Unit	Base Fee (adopted 3/6/18, effective 6/4/18)	Collection Rate (52.5%)
Single-Family Residence (Detached)	Dwelling Unit	\$ 9,996	\$ 5,248
Multi-Family, Low-Rise (1-2 stories) ⁽¹⁾	Dwelling Unit	\$ 7,750	\$ 4,069
Multi-Family, Mid-Rise (3-10 stories) ⁽¹⁾	Dwelling Unit	\$ 5,760	\$ 3,024
Multi-Family, High-Rise (11+ stories) ⁽¹⁾	Dwelling Unit	\$ 4,700	\$ 2,468
Mobile Home/RV Park	Pad/Park Site	\$ 5,293	\$ 2,779
Senior Adult Housing, Detached ⁽²⁾	Dwelling Unit	\$ 4,511	\$ 2,368
Senior Adult Housing, Attached ⁽²⁾	Dwelling Unit	\$ 3,918	\$ 2,057
Adult Congregate Living Facility (ACLF)	Dwelling Unit	\$ 2,138	\$ 1,122
Continuing Care Retirement Community ⁽²⁾	Dwelling Unit	\$ 2,540	\$ 1,334
Hotel/Motel or Timeshare	Room/Unit	\$ 4,947	\$ 2,597
Shopping Center/General Retail	1,000 sf	\$ 11,476	\$ 6,025
Bank	1,000 sf	\$ 25,579	\$ 13,429
Car Wash, Self Service	Stall	\$ 6,112	\$ 3,209
Convenience Store w/Gas Sales (<10 fuel positions) ⁽³⁾	Fuel Positions	\$ 18,979	\$ 9,964
Super Convenience Store w/Gas Sales (10+ fuel positions) ⁽³⁾	Fuel Positions	\$ 13,565	\$ 7,122
Golf Course (open to public)	Acre	\$ 2,277	\$ 1,195
Movie Theater	1,000 sf	\$ 26,985	\$ 14,167
Restaurant, Standard	1,000 sf	\$ 22,019	\$ 11,560
Restaurant, Fast Casual ⁽⁴⁾	1,000 sf	\$ 39,277	\$ 20,620
Restaurant, Fast Food	1,000 sf	\$ 48,912	\$ 25,679
Office	1,000 sf	\$ 7,614	\$ 3,997
Hospital	1,000 sf	\$ 7,920	\$ 4,158
Nursing Home	1,000 sf	\$ 4,907	\$ 2,576
Church	1,000 sf	\$ 4,712	\$ 2,474
Day Care Center	1,000 sf	\$ 10,345	\$ 5,431
Elementary/Secondary School (private)	1,000 sf	\$ 3,893	\$ 2,044
Industrial Park or General Industrial	1,000 sf	\$ 3,380	\$ 1,775
Warehouse	1,000 sf	\$ 1,749	\$ 918
Warehouse, High-Cube	1,000 sf	\$ 1,409	\$ 740
Mini-Warehouse	1,000 sf	\$ 1,085	\$ 570
Mine	Cubic Yard	\$ 0.040	\$ 0.021

⁽¹⁾ All Multi-Family formerly lumped together, including Multiple-Family Building, Duplex, Townhouse, Two-Family Attached.

⁽²⁾ Formerly categorized as Elderly/Disabled Housing

⁽³⁾ Formerly categorized as Convenience Store w/Gas Sales with rate of \$28,228 per 1,000 sq. feet

⁽⁴⁾ New restaurant category proposed based on trip generation distinction, previously treated as Standard Restaurant

SCHOOLS

Land Use	Unit	Base Fee (adopted 3/6/18, effective 6/4/18)	Collection Rate (52.5%)
Single-Family Residence (Detached)	Dwelling Unit	\$ 5,484	\$ 2,879
Multi-Family (Building/Duplex/2-Family Attached/Townhouse)	Dwelling Unit	\$ 2,123	\$ 1,115
Mobile Home	Space	\$ 1,182	\$ 621

PARKS

Land Use	Unit	Base Fee (adopted 3/6/18, effective 6/4/18)	Collection Rate (52.5%)
Community Park Fees			
Single-Family Residence/Mobile Home on Individual Lot	Dwelling Unit	\$ 884	\$ 464
Multi-Family/Timeshare	Dwelling Unit	\$ 669	\$ 351
Mobile Home/RV Park	Pad/Park Site	\$ 648	\$ 340
Hotel/Motel	Room	\$ 423	\$ 222
Regional Park Fees			
Single-Family Residence/Mobile Home on Individual Lot	Dwelling Unit	\$ 651	\$ 342
Multi-Family/Timeshare	Dwelling Unit	\$ 493	\$ 259
Mobile Home/RV Park	Pad/Park Site	\$ 477	\$ 250
Hotel/Motel	Room	\$ 311	\$ 163
Total Park Fees			
Single-Family/Mobile Home not in park	Dwelling Unit	\$ 1,535	\$ 806
Multi-Family/Timeshare	Dwelling Unit	\$ 1,162	\$ 610
Mobile Home/RV Park	Pad/Park Site	\$ 1,125	\$ 591
Hotel/Motel	Room	\$ 734	\$ 385

FIRE/EMS-maximum fees shown below, see detailed fire impact fee schedule by district

Land Use	Unit	Maximum Fee
Fire Fees (Maximum)		
Single-Family Residence/Mobile Home on Individual Lot	Dwelling Unit	\$ 766
Multi-Family	Dwelling Unit	\$ 582
Mobile Home/RV Park	Space	\$ 559
Hotel/Motel	Room	\$ 368
Retail	1,000 sf	\$ 820
Office	1,000 sf	\$ 398
Public/Institutional Use	1,000 sf	\$ 237
General Industrial	1,000 sf	\$ 146
Public or Private Warehouse	1,000 sf	\$ 84
EMS Fees		
Single-Family Residence/Mobile Home on Individual Lot	Dwelling Unit	\$ 55
Multi-Family	Dwelling Unit	\$ 42
Mobile Home/RV Park	Space	\$ 40
Hotel/Motel	Room	\$ 26
Retail	1,000 sf	\$ 59
Office	1,000 sf	\$ 29
Public/Institutional Use	1,000 sf	\$ 17
General Industrial	1,000 sf	\$ 10
Public or Private Warehouse	1,000 sf	\$ 6
Combined Fire/EMS Fees (Maximum)		
Single-Family Residence/Mobile Home on Individual Lot	Dwelling Unit	\$ 821
Multi-Family	Dwelling Unit	\$ 624
Mobile Home/RV Park	Space	\$ 599
Hotel/Motel	Room	\$ 394
Retail	1,000 sf	\$ 879
Office	1,000 sf	\$ 427
Public/Institutional Use	1,000 sf	\$ 254
General Industrial	1,000 sf	\$ 156
Public or Private Warehouse	1,000 sf	\$ 90

A 3% administrative fee will be collected on all impact fee assessments.