

Florida Development Impact & Connection Fees

What a builder owes before breaking ground — county, school district and municipal one-time fees, assembled county by county, with every figure traced to the government’s own adopted schedule.

3,917	67	90	343×
Florida fee records	counties covered	levying bodies	spread, cheapest to dearest

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How to use this book

Each county has its own section. Turn to your county, read the **single-family stack** for the total one new home pays, then use the matrices for other building types.

1. **“Indicative total” sums the published per-dwelling-unit single-family fees** for that county. Where a fee is tiered (by home size, service area or benefit district) it shows as a *range* and is never summed twice — so the total is a range too.
2. **It is not a quote.** Your actual bill depends on which city you are in, your service area, meter size and credits. Fees charged per square foot, per meter or per trip appear in the matrices but are excluded from the indicative total, because they cannot be totalled without your building’s specifics.
3. **M marks a Medium-confidence figure** — first-party sourced, but from a scanned schedule or an inference we could not machine-verify. Treat as “check before you rely.”
4. **“Not levied” is a verified finding**, not a gap. Where a county charges nothing we cite the document that says so. Read the wording carefully though — a fee that is *levied but unpriced*, or *adopted but suspended*, is labelled as such and is **not** the same as owing nothing.
5. **An asterisk (*) means the rate is old.** Some counties set their fees by resolution and then never republish the schedule. Where the newest first-party publication we could find is four or more years old, the figure is starred and the year is given in that county’s section. It is still the government’s own most recent published amount — it is just more likely to have moved.
6. **Need a rate this book doesn’t print?** Every chapter ends with its source list — the county’s own adopted schedule has the full land-use detail, and for anything beyond that, write to support@civicfeeledger.com.

Counties that levy no development impact fees at all (7): Calhoun, Gadsden, Holmes, Leon, Liberty, Madison, Union. For a builder these are as valuable as the expensive ones — each is verified against the county’s own document, and every category is affirmatively ruled out.

Counties with no published fee schedule (8): Columbia, Franklin, Gilchrist, Hamilton, Hardee, Highlands, Jackson, Taylor. These are **not** free. Each levies, has suspended, or may levy at least one fee whose rate it does not publish — the county section states which. Budget zero for these only after asking the county directly.

Counties in this edition

Charlotte County

89 FEE RECORDS · 2 LEVYING BODIES · PUNTA GORDA, FL MSA

What one new single-family home pays

LEVYING BODY	FEE	AMOUNT
Charlotte County	Fire/EMS	\$362 *
Charlotte County	Parks — Comm.	\$312 *
Charlotte County	Law/Jail	\$573 *
Charlotte County	Public Bldgs	\$268 *
Charlotte County	Transport.	\$6,289 *

Indicative total, one single-family home

\$7,804

Not included above. For a single-family home this county also charges **Wastewater (Tap/Connection)** (flat). Those need your building's square footage, so they cannot be added to a flat total — but they are real money. See the matrices below.

*** Older published rate.** The newest first-party publication we could find for the starred figures dates from 2022. That is this government's own most recent word on the amount, but it may have been revised without being republished — confirm with the county before you budget.

Residential — per dwelling unit

LEVYING BODY	FEE	SINGLE-FAMILY	TOWNHOME/ATTACHED	MULTIFAMILY	MANUFACTURED
Charlotte County	Fire	\$362 *	—	\$204–\$223 *	\$213 *
Charlotte County	Parks & Recreation	\$312 *	—	\$228–\$246 *	\$249 *
Charlotte County	Police	\$573 *	—	\$323–\$354 *	\$338 *
Charlotte County	Public Facilities	\$268 *	—	\$151–\$165 *	\$158 *
Charlotte County	Roadway/Streets	\$6,289 *	—	\$3,143–\$4,231 *	\$2,607 *

Non-residential

LEVYING BODY	FEE	RETAIL	OFFICE	INDUSTRIAL	LODGING	INSTITUTIONAL	BASIS
Charlotte County	Fire	\$563–\$1,388 *	\$270–\$606 *	\$58–\$92 *	\$229 *	\$127–\$304 *	mixed
Charlotte County	Police	\$892–\$2,197 *	\$427–\$961 *	\$93–\$147 *	\$362 *	\$201–\$480 *	mixed
Charlotte County	Public Facilities	\$417–\$1,026 *	\$199–\$449 *	\$44–\$69 *	\$170 *	\$94–\$224 *	mixed
Charlotte County	Roadway/Streets	\$7,509–\$63,451 *	\$5,228–\$19,479 *	\$977–\$2,783 *	\$1,083 *	\$1,734–\$5,571 *	mixed

Verified findings

Some findings below are **not** “you owe nothing.” A fee marked *no published rate* exists and is collected — the county simply publishes no schedule, so you must request the figure from them before budgeting.

- Drainage/Stormwater** M — Charlotte County levies no drainage or stormwater impact fee; the only impact fee categories on its adopted schedule are transportation, parks, library, fire/EMS, law enforcement/jail and public buildings.
- Library** ADOPTED BUT SUSPENDED — Charlotte County has a library impact fee in its adopted fee schedule but assesses it at 0.00%, so \$0 in library impact fees is collected on any land use under the schedule effective October 12, 2022.

- **School** M — No educational/school impact fee is levied in Charlotte County — the county's adopted impact fee schedule contains no school column, and the county's own impact fee update study shows a blank school-fee entry for Charlotte in a survey where most peer Florida counties report one; this reads as never adopted rather than repealed or suspended.

Sources (2): <https://www.charlottecountyfl.gov/file/384/Duncan-IF-Master-Fee-Schedule-Modified-7.14.22-FINAL-REVISED-4.pdf> · <https://www.charlottecountyfl.gov/file/523/Schedule-A-updated-approved-1-13-26.pdf>

SAMPLE PAGES

Orange County

35 FEE RECORDS · 3 LEVYING BODIES · ORLANDO, FL MSA

What one new single-family home pays

LEVYING BODY	FEE	AMOUNT
CITY City of Orlando	Fire Impact Fee (Tivoli Woods and Vista Lakes only)	\$150
CITY City of Orlando	Park Impact Fee	\$2,665
CITY City of Orlando	Transportation Impact Fee Single Family (detached) 1,201-2,000 SF (Downtown) → Single Family (detached) 1,201-2,000 SF	\$4,973–\$5,645 TIERED
Orange County	Fire/Rescue Services Impact Fee	\$462
Orange County	Parks and Recreation Impact Fee	\$2,434
Orange County	Law Enforcement Impact Fee	\$665
Orange County	Transportation Impact Fee	\$9,393.94
SCHOOL Orange County Public Schools	School Impact Fee Single Family Detached <2,000 sq ft → Single Family Detached 3,000-3,999 sq ft	\$8,829–\$12,015 * TIERED

Indicative total, one single-family home **\$29,571.94–\$33,429.94**

Not included above. For a single-family home this county also charges **Wastewater** (per dwelling unit (250 gpd x \$10.15)). Those need your building's square footage, so they cannot be added to a flat total — but they are real money. See the matrices below.

*** Older published rate.** The newest first-party publication we could find for the starred figures dates from 2022. That is this government's own most recent word on the amount, but it may have been revised without being republished — confirm with the county before you budget.

Residential — per dwelling unit

LEVYING BODY	FEE	SINGLE-FAMILY	TOWNHOME/ATTACHED	MULTIFAMILY	MANUFACTURED
CITY City of Orlando	Fire	\$150	—	—	—
CITY City of Orlando	Parks & Recreation	\$2,665	\$2,624	\$1,758	—
CITY City of Orlando	Roadway/Streets	\$4,973–\$5,645	—	—	—
Orange County	Fire	\$462	—	—	—
Orange County	Parks & Recreation	\$2,434	—	\$1,617	—
Orange County	Police	\$665	—	—	—
Orange County	Roadway/Streets	\$9,393.94	—	\$6,786.56	—
SCHOOL Orange County Public Schools	School	\$8,829–\$12,015 *	\$8,805 *	\$307–\$6,751 *	\$9,132 *

Non-residential

LEVYING BODY	FEE	RETAIL	OFFICE	INDUSTRIAL	LODGING	INSTITUTIONAL	BASIS
CITY City of Orlando	Parks & Recreation	—	—	—	\$1,262	—	per room
CITY City of Orlando	Roadway/Streets	\$3,921	\$5,516	\$806	—	—	per 1,000 sq ft (gross x 90%)
CITY City of Orlando	Wastewater	—	—	—	\$710.50	\$1,421	mixed
Orange County	Fire	\$481	—	\$102	—	—	per 1,000 sq ft (living area)
Orange County	Police	\$780	\$429	—	—	—	per 1,000 sq ft (gross)

LEVYING BODY	FEE	RETAIL	OFFICE	INDUSTRIAL	LODGING	INSTITUTIONAL	BASIS
Orange County	Roadway/Streets	\$12,694.07	\$9,295.65	\$1,200.25	—	—	per 1,000 sq ft GFA

Sources (5): <https://orlando.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=118157&ItemID=60873> · <https://www.orangecountyfl.net/PermitsLicenses/Permits/ImpactFeesAtAGlance.aspx> · <https://www.orangecountyfl.net/Portals/0/Library/Permitting-Licensing/docs/Impact%20Fee%20Brochure.pdf> · <https://www.orlando.gov/Building-Development/Permits-Inspections/Get-a-Permit/Calculate-Permitting-Fees/Permit-Development-Impact-Fees/Impact-Fee-Guide> · <https://www.orlando.gov/files/sharedassets/public/v/3/departments/edv/permitting-services-division/bld/fee-schedule-residential-development-05.22.23.pdf>

SAMPLE PAGES

Method & limitations

- **First-party only.** Every amount comes from the levying government's own adopted ordinance, resolution or published fee schedule. Compiled codes were used only to read an ordinance number, never a dollar figure.
- **Cite or drop.** Nothing is estimated, inferred or rounded. Any figure that could not be tied to a first-party source was left out rather than guessed.
- **Confidence.** High = verified against the source. Medium () = first-party but not machine-verifiable, typically a scanned schedule, or an absence inferred from a fee index rather than an affirmative statement. No lower grade is published.
- **Representative, not exhaustive.** For tiered or meter-sized fees the common case is captured with the tier structure noted; not every permutation is enumerated.
- **Municipal coverage is partial.** County and school-district layers are the focus, since they carry roughly four-fifths of a typical single-family fee burden. City fees are labelled *city*.
- **Fees change.** Many index annually or by statute. Figures reflect the effective dates stated on their sources at compile time.

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