

# IMPACT FEES

City of Orlando

City of Orlando impact fees related to construction of new single family, townhome and multifamily residential projects.

## RESIDENTIAL FEES (CURRENT RATES)

Single-Family Residential Fees (Current Rates)		
Transportation Impact Fee	1,200 SF or Less	\$3,898.00/unit
	1,201 SF to 2,000 SF	\$5,645.00/unit
	2,001 SF to 3,500 SF	\$7,069.00/unit
	3,500 SF or Greater	\$7,397.00/unit
	(If project is located within downtown the fee may be lower - Area 1A)	
Sewer Impact Fee	\$2,537.50/unit (City Sewer) (SE Areas served by Orange Co. fee may differ)	
Orange County School	2,000 SF or Less	\$8,829.00/unit
	2,000 SF to 2,499 SF	\$9,513.00/unit
	2,500 SF to 2,999 SF	\$11,402.00/unit
	3,000 SF to 3,999 SF	\$12,015.00/unit
	4,000 SF or Greater	\$9,584.00/unit
Parks Impact Fee	\$966.00	

Townhome Residential Fees (Current Rates)	
Transportation Impact Fee	\$5,333.00/unit
	(If project is located within downtown the fee may be lower - Area 1A)
Sewer Impact Fee	\$1,928.50/unit (City Sewer) (SE Areas served by Orange Co. fee may differ)
Orange County School	\$8,805.00/unit
Parks Impact Fee	\$825.00/unit

Multifamily Residential Fees (Current Rates)	
Transportation Impact Fee	\$3,883.00/unit 1 to 3 Floor Buildings
	\$2,562.00/unit 4 Floor or High Buildings
	(If project is located within downtown the fee may be lower - Area 1A)
Sewer Impact Fee	\$1,928.50/unit (City Sewer) (SE Areas served by Orange Co. fee may differ)
Orange County School	\$6,751.00 (If project exceeds 7-Stories the fee is reduced to \$307/unit)
Parks Impact Fee	\$825.00/unit

Note: there is no Fire or Law Enforcement Impact fees if located within the City Limits, these programs are supported by property taxes. If interested in Potable Water and Electric Fee connections, please contact OUC (Orlando Utilities Commission).

Considering an Affordable Housing Certification, please contact Jessica Frye-Housing Initiative Manager Jessica can be reached directly at: 407.246.3412 or [jessica.frye@cityoforlando.net](mailto:jessica.frye@cityoforlando.net)

If you have any additional questions regarding impact fees, please do not hesitate to call or email the Impact Fee Office at: 407.246.3529 or [impactfeegroup@orlando.gov](mailto:impactfeegroup@orlando.gov)

# IMPACT FEES

## City of Orlando (Continued)

### COMMERCIAL LAND USES TRANSPORTATION IMPACT FEE PROGRAM

The program follows Florida State Statutes and Chapter 56 of Orlando City Code:  
Commercial Rates are divided into the following sub-categories:

- Lodging (3-rate categories)
- Recreation (3-rate categories)
- Institutional (8-rate categories)
- Office (3-rate categories)
- Retail (20-rate categories)
- Industrial (4-rate categories)

For a total of 41-Commercial Land Use Rates (available at municode.com or by request)

Sample Fees for New Construction			
Proposed Use	Square Feet	Rate per 1,000 SF	Fee Due
Office - General	1,500	\$5,516	\$7,446.60
Office - Medical/Dental	1,500	\$13,227	\$17,856.45
Retail	1,500	\$3,921	\$5,293.35
Bank w/ Drive-Thru	1,500	\$10,809	\$14,592.15
*Restaurant	1,500	\$25,953	\$35,036.55

(Equation: area SF x 90% = \_\_\_/1000 = X (Rate) = \_\_\_ Fee Due)

Sample Fees for Redevelopment or Change of Use				
Existing Use/SF	Proposed Use	Fee Assessed	Credit from Existing	Fee Due
Office - General 1,500 SF	Restaurant	\$35,036.55	- \$7,446.60	\$27,589.95
	Qualifying Change of Use		- \$20,000.00	\$7,589.95
Retail 1,500 SF	Office Med./Dental	\$17,865.45	- \$5,293.35	\$12,563.10
	Qualifying Change of Use		- \$12,563.10	\$0.00

**Incentive Program - Change of Use:** Adopted in 2011 to assist qualifying Small Business Owners in meeting their impact fee obligations. This fee waiver is non-transferrable, the next business owner must qualify for the fee waiver program with the submittal of a new application.

- Maximum Fee Award of \$20,000
  - Qualifying Businesses - Non-Franchised, Non-Chain or Programmed Businesses
- \*Application form is required

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## SEWER BENEFIT (IMPACT) FEE PROGRAM:

This program follows Chapter-30 of the Orlando City Code. Commercial Rates are divided into the following categories:

- Restaurant (assessed on number of seats)
- Hotel / Motel (assessed on number of beds)
- Laundromats (assessed on number of washing machines)
- Hospitals (assessed on number of beds)
- Nursing Homes / Rooming Houses (assessed on number of beds)
- Schools (Private) / Daycares (assessed on number of students & staff)
- Theatres / Churches (assessed on number of seats)
- Office / Retail / Industrial (assessed on plumbing fixtures)

Sample Fees for Office, Retail and Other Commercial Uses Assessed on Plumbing Fixtures:	
Plumbing Fixture	Cost per Fixture
Sink (Mop, Breakroom, Hand, Prep, etc.)	\$304.50
Drinking Fountain	\$152.25
Lavatory (Restroom Sink)	\$152.25
Water Closet (Toilet)	\$609.00
Salon/Spa - Shampoo or Pedicure Bowl	\$304.50

Sample Fees for Restaurant Uses Assessed on Seating:	
Seating Location	Cost per Seat
Indoor	\$243.60
Outdoor Covered	\$182.70
Outdoor Uncovered	\$91.35

**\*Restaurant/Eating & Drinking Establishments:** Shall include commercial establishments that are open to the public where food and drink is prepared for on-site consumption. Take-out or meal delivery restaurant, Bar/Nightclub where the principal use is the sale of alcoholic beverages for consumption on premises, Distillery/Brewery which may include a tasting room along with related retail items and food.

**Payment Plan Application** - Provides an option to pay 50% of the fee assessment at Permit Issuance with the remaining portion due prior to Certificate of Occupancy

- All building permits with Transportation or Sewer impact fee assessments are eligible.

\*Application form is required (available on-line or by request)

**Impact Fee Group Contacts:**  
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Orlando City Code can be accessed at: [municode.com](http://municode.com)