

IMPACT FEES

St. Johns County

IMPACT FEE SCHEDULE

LAND USE TYPE	UNIT OF MEASUREMENT	ROADS	BUILDINGS	LAW ENFORCEMENT	FIRE/ RESCUE	PARKS	SCHOOLS	TOTAL
RESIDENTIAL:								
Under 800 SF	Unit	\$6,927	\$551	\$258	\$167	\$1,109	\$1,804	\$10,816
801-1,250	Unit	\$8,228	\$655	\$306	\$449	\$1,318	\$3,300	\$14,256
1,251-1,800	Unit	\$8,486	\$675	\$316	\$591	\$1,359	\$4,769	\$16,196
1,801-2,500	Unit	\$10,572	\$841	\$392	\$732	\$1,692	\$5,940	\$20,169
2,501-3,750	Unit	\$12,298	\$978	\$456	\$1,015	\$1,969	\$8,333	\$25,049
3,751-5,000	Unit	\$14,248	\$1,134	\$529	\$1,296	\$2,282	\$8,694	\$28,183
5,001 SF and Over	Unit	\$15,042	\$1,197	\$559	\$1,579	\$2,409	\$8,838	\$29,624
Hotel/Motel	Room	\$4,202	\$393	\$183	\$48	\$198	\$0	\$5,024
INDUSTRIAL:								
General Industrial	1,000 SF	\$1,732	\$237	\$110	\$17	\$0	\$0	\$2,096
Warehousing	1,000 SF	\$607	\$161	\$75	\$11	\$0	\$0	\$854
Mini-warehousing	1,000 SF	\$527	\$23	\$11	\$2	\$0	\$0	\$563
OFFICE:								
General Office < 100k SF	1,000 SF	\$3,268	\$720	\$336	\$216	\$0	\$0	\$4,540
General Office 100-200k SF	1,000 SF	\$3,093	\$573	\$268	\$172	\$0	\$0	\$4,106
General Office > 200k SF	1,000 SF	\$2,809	\$432	\$201	\$130	\$0	\$0	\$3,572
COMMERCIAL:								
Commercial < 100K SF	1,000 SF	\$3,850	\$1,545	\$721	\$138	\$0	\$0	\$6,254
Commercial 100-199K SF	1,000 SF	\$5,286	\$1,383	\$646	\$124	\$0	\$0	\$7,439
Commercial 200-299K SF	1,000 SF	\$6,063	\$1,214	\$567	\$109	\$0	\$0	\$7,953
Commercial 300-399K SF	1,000 SF	\$7,073	\$1,036	\$484	\$93	\$0	\$0	\$8,686
Commercial 400-499K SF	1,000 SF	\$8,225	\$965	\$450	\$87	\$0	\$0	\$9,727
Commercial > 500K SF	1,000 SF	\$8,925	\$889	\$415	\$79	\$0	\$0	\$10,308
Bank/Financial Institution	1,000 SF	\$10,097	\$513	\$239	\$46	\$0	\$0	\$10,895

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St. Johns County (Continued)

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Service Station – all types	Fueling Station	\$3,775	\$714	\$333	\$64	\$0	\$0	\$4,886
Pharmacy w/Drive Thru	1,000 SF	\$4,495	\$557	\$260	\$50	\$0	\$0	\$5,362
Fast Food w/Drive Thru	1,000 SF	\$13,653	\$1,199	\$560	\$107	\$0	\$0	\$15,519
RECREATIONAL:								
Gen Recreation	Acre	\$859	\$51	\$24	\$5	\$0	\$0	\$939
Campground/RV Park	Acre	\$21,364	\$6,953	\$3,247	\$622	\$0	\$0	\$32,186
Marina	Berth	\$551	\$96	\$45	\$8	\$0	\$0	\$700
Health/Fitness Club	1,000 SF	\$6,756	\$592	\$277	\$53	\$0	\$0	\$7,678
INSTITUTIONAL:								
Elementary School	1,000 SF	\$1,764	\$419	\$195	\$38	\$0	\$0	\$2,416
High School	1,000 SF	\$1,557	\$382	\$179	\$34	\$0	\$0	\$2,152
College	1,000 SF	\$2,446	\$366	\$170	\$32	\$0	\$0	\$3,014
MEDICAL:								
Hospital	1,000 SF	\$2,307	\$1,129	\$527	\$101	\$0	\$0	\$4,064
Nursing Home	1,000 SF	\$1,346	\$79	\$37	\$7	\$0	\$0	\$1,469
Medical Office	1,000 SF	\$8,154	\$944	\$441	\$84	\$0	\$0	\$9,623

NOTE: Amounts rounded to the nearest dollar.

NOTE (2): Impact Fee credit cannot exceed the amount due by category for the proposed new use.

**The impact fee information provided herein was obtained from published data provided by the applicable local government. This data is generally reliable and sufficient for preliminary estimates of impact fees. This data is subject to change at any time and without notice. Therefore, ETM does not warrant or guarantee the accuracy of the impact or mobility fees listed herein. Please contact ETM to confirm current accuracy.*