

IMPACT FEES

City of Apopka

SEE NOTES AT END &

<https://www.apopka.gov/854/Impact-Fees>

IMPACT FEE SCHEDULE

Road Impact Fees	Total
RESIDENTIAL:	
Single-Family (Detached) - <1,500 SF	\$8,076.00/unit
Single-Family (Detached) - 1,500 to 2,499 SF	\$9,000.00/unit
Single-Family (Detached) - 2,500 SF and Greater	\$10,255.00/unit
Multifamily (Low-Rise); 1-2 Levels	\$6,480.00/unit
Multifamily (Low-Rise); 3-10 Levels	\$4,829.00/unit
Multifamily (Low-Rise); > 10 Levels	\$3,951.00/unit
Senior Adult Housing Detached	\$3,294.00/unit
Mobile Home Park	\$3,333.00
OFFICE:	
General Office	\$8,020.00/1000 SF
Medical Office 10,000 SF or less	\$20,457.00/1000 SF
Medical Office > 10,000 SF	\$29,295.00/1000 SF
RETAIL:	
Retail/Shopping Center	\$10,744.00/1000 SF
New/Used Auto Sales	\$12,976.00/1000 SF
Pharmacy/Drug Store	\$9,892.00/1000 SF
Drive-in Bank	\$16,637.00/1000 SF
Quality Restaurant	\$30,030.00/1000 SF
High Turnover (sit-down) Restaurant	\$34,523.00/1000 SF
Fast Food Restaurant with Drive-Thru	\$81,668.00/1000 SF
Automobile Care Center	\$10,634.00/1000 SF

Road Impact Fees (Cont'd)	Total
RETAIL (CONT'D):	
Gas Station w/ Convenience Market >2,000 SF	\$10,707.00/fueling position
Gas Station w/ Convenience Market between 2,001 to 2,999 SF	\$12,788.00/fueling position
Gas Station w/ Convenience Market >3,000 SF	\$14,356.00/fueling position
MISCELLANEOUS:	
Golf Course	\$3,883.00/Acre
Church	\$3,549.00/1000 SF
Day Care Center	\$10,469.00/1000 SF
Hospital	\$8,085.00/1000 SF
Nursing Home	\$1,006.00/Bed
Elementary School (Private)	\$723.00/Student
Middle/Junior High School (Private)	\$815.00/Student
High School (Private)	\$869.00/Student
University/Junior College w/ 7,500 or Fewer Students (Private)	\$1,735.00/Student
University/Junior College w/ More Than 7,500 Students (Private)	\$1,309.00/Student
Industrial Park	\$2,328.00/1000 SF
Manufacturing	\$2,716.00/1000 SF
Warehousing	\$1,193.00/1000 SF
Mini-Warehouse	\$690.00/1000 SF
Hotel	\$3,998.00/Room
Motel	\$1,945.00/Room

IMPACT FEES

City of Apopka (Continued)

IMPACT FEE SCHEDULE

Recreation Impact Fees	Total
Single-Family Residential	\$1,060.00/unit
Condominium	\$1,060.00/unit
Planned Unit Development	\$1,060.00/unit
Multi-Family Residential	\$1,060.00/unit
Retirement Community	\$1,060.00/unit
Mobile Home	\$1,060.00/unit
Hotel/Motel	Not Applicable

Fire/EMS Impact Fees	Total
RESIDENTIAL:	
Single-Family Residential	\$708.00
NON-RESIDENTIAL:	
Retail and Food Service	\$0.64/SF
Office	\$0.49/SF
Government, Institutional, Hotels	\$0.87/SF
Industrial	\$0.07/SF
All Others	\$0.44/SF

Police Impact Fees	Total
RESIDENTIAL:	
Single-Family Residential	\$747.00
NON-RESIDENTIAL:	
Retail and Food Service	\$1.00/SF
Office	\$0.29/SF
Government, Institutional, Hotels	\$0.54/SF

Police Impact Fees (CONT'D)	Total
NON-RESIDENTIAL (CONT'D):	
Industrial	\$0.07/SF
All Others	\$0.41/SF

Potable Water Impact Fees (Without Reclaimed)	Total
Single-Family Residential	\$3,305.00/unit
Multi-Family Residential	\$3,305.00/unit
Mobile Home	\$3,305.00/unit
Commercial - Based on 400 GPD (Gallons per day)	

Potable Water Impact Fees (With Reclaimed)	Total
Single-Family Residential	\$2,478.00/unit
Multi-Family Residential	\$2,478.00/unit
Mobile Home	\$2,478.00/unit
Commercial - Based on 300 GPD (Gallons per day)	

Reclaimed Water Impact Fees	Total
Single-Family Residential Lots (up to 1/4 acre)	1.0 ERU = \$3,903.00/unit
Single-Family Residential Lots (>1/4 acre to 1/2 acre)	1.25 ERU = \$4,878.75/unit
Single-Family Residential Lots (>1/2 acre)	1.5 ERU = \$5,854.50/unit
All other development - Based on irrigated area/10,000 SF = 1 ERU = 600 GPD	

STATS UPDATED: 1/2024

IMPACT FEES

City of Apopka (Continued)

IMPACT FEE SCHEDULE

Sewer Impact Fees	Total
Single-Family Residential	\$4,924.00/unit
Multi-Family Residential	\$4,924.00/unit
Mobile Home	\$4,924.00/unit
Commercial - Based on 300 GPD (Gallons per day)	

Miscellaneous Fees	Residential	Commercial
Water	\$60.00	\$120.00
Reclaimed Water	\$60.00	\$120.00
Sewer	\$95.00	\$190.00

Potable Water	Total
SINGLE SERVICE METER:	
3/4"	\$410.00
1"	\$483.00
1 1/2"	\$1,044.00
2"	\$1,632.00
DUAL SERVICE METER:	
3/4"	\$321.00
SHORT SERVICE TAP:	
3/4" & 1"	\$300.00
1 1/2" & 2"	\$389.00
LONG SERVICE TAP:	
3/4" & 1"	\$912.00
1 1/2" & 2"	\$1,001.00

Reclaimed Water	Total
SINGLE SERVICE METER:	
3/4"	\$410.00
1"	\$483.00
1 1/2"	\$1,044.00
2"	\$1,632.00
DUAL SERVICE METER:	
3/4"	\$321.00
SHORT SERVICE TAP:	
3/4" & 1"	\$305.00
1 1/2" & 2"	\$396.00
LONG SERVICE TAP:	
3/4" & 1"	\$927.00
1 1/2" & 2"	\$1,018.00
BACKFLOW FEE:	
3/4" Meter	\$245.00
1" Meter	\$290.00
1 1/2" Meter	\$445.00
2" Meter	\$512.00

Sewer Tap Fee	Total
Up to 25 Feet	\$860.00
Over 225 Feet, Per Foot	\$12.00

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Inspection Fees	Total
Driveway	\$1,000.00
Sidewalk	

For developers like Bengé, the increased fees will impact them financially.

"What you're going to see is the types of homes, the type of retail development, the types of apartments that will go in will be affected by these changes," he said.

The approved increases include:

- The police impact fee will increase from \$747 to \$1,262 per unit.
- The fire impact fee will more than double — from \$708 to \$1,511 per unit.
- The parks and recreation fee will increase from \$1,060 to \$1,358 for single-family homes.

"People always have this misnomer on what impact fees can be used for," Apopka Mayor Bryan Nelson said. "It's for added capacity — additional resources that are needed. Not to replace an old building, an old piece of equipment. It's for that new capacity."

He noted that the increases won't happen all at once due to restrictions under state law, which limit how much impact fees can increase at one time.

"You can't just go about either rates or impact fees just willy-nilly," Nelson said. "You'll need to be able to justify your increases in both utility rates and impact fees."

Despite the financial strain, Bengé said his company will continue to build in the city, though the added cost will pose limitations.

The increase in fees "really limits what you can pay for land," he said. "And you also have to squeeze everything else along the development."

With the approved changes, the total cost per new dwelling unit for fire, police, and parks and recreation impact fees will increase from \$2,515 to \$4,204.

*The impact fee in estimates of impact Please contact ETI

Recreation Impact Fees (Effective February 20, 2026 per Ordinance #3146)

Recreation Impact Fees	Price per Unit
Single-Family Residential	\$1,358.00 per unit
Multi-Family Residential	\$1,086.00 per unit

Fire/Emergency Medical Services (EMS) (Effective February 20, 2026 per Ordinance #3145)

Development Type	Impact Fee
Single-Family Residential	\$1,104.00 per unit
Multi-Family Residential	\$883.00 per unit

Non-Residential	Price per Square Foot
Industrial/Warehouse	\$91.00 per 1,000 Square Feet
Institutional/Government	\$197.00 per 1,000 Square Feet
Hotel/Motel *	\$229.00 Per Room
Office Building (Office)	\$870.00 per 1,000 Square Feet
Retail (Retail & Food Service)	\$2,636.00 per 1,000 Square Feet
All Others	\$525.00 per 1,000 Square Feet

Please Note: The Hotel/Motel fee is applied on a per room basis. For comparison purposes the fees shown assume a room of 350 Square Feet.

Police Impact Fees (Effective February 20, 2026 per Ordinance #3145)

Development Type	Impact Fee
Single-Family Residential	\$1,116.00 per unit
Multi-Family Residential	\$892.00 per unit

Non-Residential	Price per Square Foot
Industrial/Warehouse	\$124.00 per 1,000 Square Feet
Institutional/Government	\$270.00 per 1,000 Square Feet
Hotel/Motel *	\$313.00 per room
Office Building (Office)	\$1,189.00 per 1,000 Square Feet
Retail (Retail & Food Service)	\$3,602.00 per 1,000 Square Feet
All Others	\$718.00 per 1,000 Square Feet

Please Note: The Hotel/Motel fee is applied on a per room basis. For comparison purposes the fees shown assume Square Feet.

Hi 🙋, how can I help?

<https://www.apopka.gov/854/Impact-Fees>

Miscellaneous Fees (Effective January 1, 2026 per Resolution #2025-44)

Deposits	Residential Rate	Commercial Rate
Water	\$60.00	\$120.00
Reclaimed Water	\$60.00	\$120.00
Sewer	\$95.00	\$190.00