

Single Family Residential Impact Fee Comparison

Impact Fee Category	North Port (CURRENT)	North Port (Proposed Increase)	Sarasota ¹	Punta Gorda ²	Venice ³	Sarasota County ⁴	Cape Coral ⁵	Manatee County ⁶	Charlotte County ⁷	DeSoto County ⁸	Port St. Lucie ⁹
General Government	\$331.28	\$441.70	x	x	x	\$584.87	x	x	\$374.00	x	\$2,227.00
Fire and Rescue	\$364.52	\$486.03	x	x	\$489.99	\$415.00	\$574.96	\$289.00	\$286.00	x	\$667.00
Law Enforcement	\$291.50	\$388.66	x	\$1,502.00	\$386.80	\$263.81	\$596.55	\$536.00	\$250.00	x	\$205.00
Parks	\$985.89	\$1,314.52	x	\$975.00	x	\$2,551.14	\$1,115.00	\$1,298.00	\$393.00	x	\$782.00
Solid Waste	\$224.49	\$299.32	x	x	x	x	x	x	x	x	x
Transportation	\$3,402.75	\$4,537.00	\$7,340.00	x	x	x	\$3,347.00	\$5,072.00	\$3,025.00	x	\$1,169.00
Water & Sewer [*]	\$2,707.00	\$2,707.00	\$3,477.00	\$5,669.00	\$5,757.00	\$6,140.00	\$5,941.00	\$4,913.00	\$4,658.00	\$6,050.00	\$4,380.00
Mobility	x	x	x	\$853.00	x	\$4,840.52	x	x	x	x	x
ALS (Advanced Life Support)	x	x	x	x	x	x	\$35.15	x	x	x	x
School/Education	x	x	x	x	x	\$2,052.32	\$2,742.00	\$6,127.00	x	x	\$6,786.00
Library	x	x	x	x	x	\$641.11	x	\$287.00	\$81.00	x	\$276.00
Justice	x	x	x	x	x	\$946.84	x	x	x	x	x
Other Surcharges and Admin. Fees	\$214.01	\$242.01	x	x	x	x	\$82.26	\$134.00	x	x	x
County Impact Fees (municipalities)	\$3,790.57	\$3,790.57	\$164.62	\$2,258.00	\$11,339.21	x	\$9,329.00**	x	x	x	\$4,575.00
IMPACT FEE(S) PAYABLE	\$12,312.01	\$14,206.81	\$10,981.62	\$11,257.00	\$17,973.00	\$18,435.61	\$14,433.92	\$18,656.00	\$9,067.00	\$6,050.00	\$21,067.00

1: For the City of Sarasota, Multimodal impact fees were calculated based on a Single-Family structure between 1,500-3,400 square feet. Fees are based upon Multimodal Impact Fee Study, November 2012 and adopted in 2014.

2: For the City of Punta Gorda, impact fees were calculated based on a Single-Family structure 1,501-2,000 square feet. Fees are based upon a January 2020 Study and adopted in 2020.

3: For the City of Venice, impact fees were calculated based on a Single-Family structure. Fees are based upon a November 2017 Study and adopted in 2017.

4: Within Sarasota County, impact fees were calculated based on a Single-Family structure 1,500-1,999 square feet in size. Impact fees are based on a June 2016 Study and adopted in 2016. Educational System Impact Fees are based on an October 2015 study and were adopted in 2016. Mobility Fees based on an October 2017 study and most recently adopted in 2015.

5: For the City of Cape Coral, impact fees were calculated based on a Single-Family structure under 30-feet in height and 30,000 square feet in size. Fees are based upon a previous study set in conjunction with the municipal comprehensive plan and adopted in July 2009.

6: Within Manatee County, impact fees were calculated based on a Single-Family structure 1,701-2,200 square feet in size in the SE District. Fees are based upon a December 2015 Study and adopted in 2017.

7: Within Charlotte County, impact fees were based upon a Single-Family detached structure. Fees are based on a Transportation Impact Fee Study from September 2013 and a Non-Transportation Impact Fee Study from May 2014, and most recently adopted in July 2020.

8: DeSoto County impact fees were repealed on March 24, 2020.

9: For the City of Port St. Lucie, impact fees were based upon a Single-Family structure 0-2,399 square feet in size. Fees are based on an April 2013 Study and were adopted in 2013. Includes impact fees levied by St. Lucie County.

* Water and sewer impact/capacity fees are generally adopted through a separate study than general impact fees.

** The County Impact Fees payable for the City of Cape Coral are based on the Lee County impact fee schedule but could not be confirmed.

Single Family Residential Impact Fee Comparison



Commercial Shopping Center Under 50,000 Sq Impact Fee Comparison											
Impact Fee Category	North Port (CURRENT)	North Port (Proposed Increase)	Sarasota ¹	Punta Gorda ²	Venice ³	Sarasota County ⁴	Cape Coral ⁵	Manatee County ⁶	Charlotte County ⁷	DeSoto County ⁸	Port St. Lucie ⁹
General Government	\$18,551.60	\$24,735.20	x	x	x	\$33,333.50	x	x	\$22,240.00	x	\$4,640.00
Fire and Rescue	\$20,413.20	\$27,217.60	x	x	\$29,473.20	\$23,680.00	\$6,120.00	\$5,360.00	\$16,040.00	x	x
Law Enforcement	\$16,323.60	\$21,764.80	x	\$26,000.00	\$23,266.40	\$15,051.20	\$6,172.00	\$21,280.00	\$14,840.00	x	\$2,240.00
Parks	x	x	x	x	x	x	x	x	x	x	x
Solid Waste	\$6,235.60	\$8,314.00	x	x	x	x	x	x	x	x	x
Transportation	\$228,060.00	\$304,080.00	x	x	x	x	\$228,360.00	\$345,600.00	\$215,480.00	x	\$77,800.00
Mobility	x	x	\$ 473,800.00	\$13,600.00	x	\$292,925.80	x	x	x	x	x
ALS (Advanced Life Support)	x	x	x	x	x	x	\$364.00	x	x	x	x
School/Education	x	x	x	x	x	x	x	x	x	x	x
Library	x	x	x	x	x	x	x	x	x	x	x
Justice	x	x	x	x	x	\$53,947.10	x	x	x	x	x
Other Surcharges and Admin. Fees	x	x	x	x	x	x		\$68.00	x	x	x
County Impact Fees (municipalities)	\$91,452.40	\$91,452.40	\$16,396.00	\$132,200.00	\$364,422.00	x	x	x	x	x	\$304,600.00
IMPACT FEE(S) PAYABLE	\$381,036.40	\$477,564.00	\$490,196.00	\$171,800.00	\$417,161.60	\$418,937.60	\$241,016.00	\$372,308.00	\$268,600.00	\$0.00	\$389,280.00

1: For the City of Sarasota, Multimodal impact fees were calculated based on a Retail/Shopping Center between 6,001-50,000 square feet. Fees are based upon Multimodal Impact Fee Study, November 2012 and adopted in 2014.

2: For the City of Punta Gorda, impact fees were calculated based on a Shopping Center (Retail) structure. Fees are based upon a January 2020 Study and adopted in 2020.

3: For the City of Venice, impact fees were calculated based on a Retail/Commercial structure. Fees are based upon a November 2017 Study and adopted in 2017.

4: Within Sarasota County, impact fees were calculated based on a Retail/Commercial structure. Impact fees are based on a June 2016 Study and adopted in 2016. Educational System Impact Fees are based on an October 2015 study and were adopted in 2016. Mobility Fees based on an October 2017 study and most recently adopted in 2015.

5: For the City of Cape Coral, impact fees were calculated based on a Retail/Shopping Center over 30-feet in height and 40,000 square feet in size. Fees are based upon a previous study set in conjunction with the municipal comprehensive plan and adopted in July 2009.

6: Within Manatee County, impact fees were calculated based on a Commercial/Shopping Center in the SE District. Fees are based upon a December 2015 Study and adopted in 2017.

7: Within Charlotte County, impact fees were based upon a Retail Structure 100,000 square feet or less. Fees are based on a Transportation Impact Fee Study from September 2013 and a Non-Transportation Impact Fee Study from May 2014, and most recently adopted in July 2020.

8: DeSoto County impact fees were repealed on March 24, 2020.

9: For the City of Port St. Lucie, impact fees were based on a Commercial structure. Fees are based on an April 2013 Study and were adopted in 2013. Includes impact fees levied by St. Lucie County.

* Water and sewer impact/capacity fees are generally adopted through a separate study than general impact fees.

**The County Impact Fees payable for the City of Cape Coral are based in the Lee County impact fee schedule but could not be confirmed.

Commercial Shopping Center Under 50,000 Sq Impact Fee Comparison

