

UNDERSTANDING NON-RESIDENTIAL IMPACT FEES

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Commercial, Office, Industrial, Institutional, & Religious Land Uses



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What are impact fees? Impact Fees are charges imposed upon new development as a condition of development approval to pay for a proportionate share of the cost of improvements to the County's infrastructure necessary to serve new growth and development.

What types of impact fees did the Board of County Commissioners adopt? The County Commission adopted three categories of impact fees; transportation, fire service, and parks.

When will the impact fees go into effect? The impact fees were adopted on September 28, 2004 and went into effect on March 28, 2005.

Who is required to pay the impact fees? All new development in the unincorporated area of the County where a building permit is applied for after March 28, 2005 is required to pay an impact fee.

When do I incur the obligation to pay an impact fee and when will I have to pay it? The obligation to pay an impact fee is incurred when a building permit is applied for. The impact fee is paid prior to issuance of the certificate of occupancy.

Is the impact fee a one-time payment or is it recurring? Impact fees are one-time payments required of new development in the unincorporated area of the County.

Who will be responsible for administration of the development impact fees? The impact fee ordinances indicate that the County Manager will designate an Impact Fee Administrator to carry out the administration of the impact fee ordinances. The Impact Fee Administrator works in the Growth Management Department.

How will the money from impact fees be used? Impact fees can only be used for the purpose for which they were collected. For example, Fire Service impact fees can only be spent on capital improvements that expand the capacity of the County's Fire Services capabilities. Likewise, Transportation impact fees can only be used to expand the capacities of the transportation system. Impact fee revenue cannot be used for operating and maintenance expenses. Transportation impact fees can only be spent within the District in which they were collected.

If my current building permit expires after March 28, 2005 and I renew it, am I subject to payment of an impact fee? Yes, the renewal of a building permit after March 28, 2005 requires the payment of an impact fee.

Does the implementation of impact fees have an affect on concurrency? No.

Are impact fees calculated based on the number of square feet under roof or heated and air conditioned? Impact fees for non-residential structures shall be based on the area of a building or structure that is under roof or otherwise designed for occupancy, seating or storage. Transportation Impact Fees for some uses, such as hotels and theaters, are based on a per unit basis.

If I am remodeling my business do I have to pay an impact fee? If a building is remodeled or rebuilt and the size of the building and/or the intensity of the use of the building are not increased, a payment of impact fees is not required. Conversely, if the size or intensity of use of a building is increased, an impact fee payment may be required.

I want to put an office use in a building previously used for retail; do I have to pay an impact fee? If the use is changed to a less intense use and the size of the building does not change, then an impact fee is not required. If the use of a building is changed to a more intense use, such as office to retail, then the impact fee assessment shall be for the net increase in impact fees. For example, the impact fee for a 10,000 square foot office is \$18,210 and a 10,000 square foot retail use is \$38,140; the net increase in impact fees that are payable by the builder are \$19,930.

What are the adopted impact fee rates?

PARK & FIRE IMPACT FEES	
Category	Rate Per Sq. Ft.
Parks – Non-Residential*	N/A
Fire – Non-Residential	\$.076
* Non-Residential Development does not pay a park impact fee.	

TRANSPORTATION IMPACT FEE RATES	
Land Use Category	Rate Per Sq. Ft. or Unit
Commercial Retail	\$ 3.814
Offices	\$ 1.821
Industrial Buildings	\$ 1.072
Church/Synagogue	\$.918
Day Care Center	\$ 2.785
Hospitals	\$ 1.681
Nursing Home	\$.882
Hotel/Motel per Room	\$1,292
Movie Theatre per Seat	\$355

How do I find out what land use category my development falls under? *The Impact Fee Administrative Manual* contains an extensive list of uses within each land use category. Some common commercial uses include: restaurants, fast-food, grocery, gas stations, auto dealers, and pharmacies. Some common office uses include: medical-dental, real estate, banks, schools, legal, engineering and government. Some common industrial uses include: mini-warehouses, assembly plants and manufacturing.

What if my particular type of land use is not listed on the fee schedule? If a land use does not fall within a specific category, the Impact Fee Administrator shall use the fee applicable to the most nearly comparable type of land use. If the Impact Fee Administrator determines that there is no comparable type of land use, then the Administrator shall determine the fee by using traffic generation statistics and applying a formula set forth in the impact fee ordinance.

What if I do not want my fee determined by the fee schedules in the impact fee ordinances? If the feepayer decides that the impact fee schedules contained within the impact fee ordinances do not accurately reflect the costs associated with the impact of a particular development activity, the feepayer has the option of preparing and submitting an independent fee calculation study. The Impact Fee Administrator will review the study but is not required to accept it. The Impact Fee Administrator may accept, reject, or require additional information associated with the study.

How are impact fees assessed for a mixed-use development? The impact fees are assessed for each individual use within the development using the respective fee schedule and the results are added together.

How are impact fees determined for “shell” buildings? The initial impact fee assessment is based upon the intended use of the building. If the intended use is not known, then impact fees are based upon the most intense use allowed under the existing zoning for the lot or parcel. A shell permit building is not obligated to pay an impact fee until such time as a permit is applied for to finish internal space. The final impact fee assessment for the shell building is determined once a permit is applied for to finish interior space. The impact fee is to be paid prior to issuance of a Certificate of Occupancy for the finished internal space.

Can I obtain credits for infrastructure improvements or donations of land? The impact fee ordinance addresses credits against impact fee payments. In general, no credits will be authorized for site-related improvements or site-related right-of-way or land donations. Credits will be given on a pro rata basis for all required off-site infrastructure improvements or land donations made subsequent to the effective date of the impact fee ordinances

How can I be assured that the impact fees I pay are being used for the expansion of capital facilities? The impact fees are deposited into separate special revenue funds to allow the tracking of associated revenue and expenditures. The impact fee funds are legally required to be audited on an annual basis by an independent auditor.

If you would like to receive further information, please contact Alachua County’s Growth Management Department at (352) 374-5243 and ask for the Impact Fee Administrator or submit your questions via email to jbpaull@alachua.fl.us.