

# IMPACT FEES

## Osceola County

### IMPACT AND MOBILITY FEE RATES - RESIDENTIAL

Residential Impact Fees (DOES NOT include \$73.00 in administrative fees)						
Impact Type	Single-Family	Rural* Single-Family	Mobile Home	Multi-Family Rental	Multi-Family Condo	Townhouse
Mobility	\$9,999.00	\$15,941.00	\$5,296.00	\$7,754.00	\$7,754.00	\$7,754.00
School	\$12,923.00	\$12,923.00	\$8,740.00	\$12,165.00	\$4,702.00	\$8,262.00
Park	\$2,304.72	\$2,304.72	\$1,698.66	\$1,117.97	\$1,117.97	\$2,304.72
Fire	\$391.00	\$391.00	\$391.00	\$484.00	\$484.00	\$484.00
<b>Total</b>	<b>\$25,617.72</b>	<b>\$31,559.72</b>	<b>\$16,125.66</b>	<b>\$21,520.97</b>	<b>\$14,057.97</b>	<b>\$18,804.72</b>

\* Outside of the Urban Growth Boundary

Mixed-Use Areas (e.g., Celebration & Harmony)				
Impact Type	Single-Family	Multi-Family Rental	Multi-Family Condo	Townhouse
Mobility	\$7,499.00	\$5,815.00	\$5,815.00	\$5,815.00
School	\$12,923.00	\$12,165.00	\$4,702.00	\$8,262.00
Park	\$2,304.72	\$1,117.97	\$1,117.97	\$2,304.72
Fire	\$391.00	\$484.00	\$484.00	\$484.00
<b>Total</b>	<b>\$23,117.72</b>	<b>\$19,581.97</b>	<b>\$12,118.97</b>	<b>\$16,865.72</b>

Residential Special Assessments FY2024			
Impact Type	Fire/Rescue	Solid Waste	Total Due per Dwelling Unit
October 2023	\$225.28	\$340.92	\$566.20
November 2023	\$204.80	\$309.93	\$514.73
December 2023	\$184.32	\$278.93	\$463.25
January 2024	\$163.84	\$247.94	\$411.78
February 2024	\$143.36	\$216.95	\$360.31
March 2024	\$122.88	\$185.96	\$308.84

STATS UPDATED: 1/2024

# IMPACT FEES

Osceola County

## IMPACT AND MOBILITY FEE RATES - RESIDENTIAL (CONTINUED)

Residential Special Assessments FY2021-2022 (Continued)			
Impact Type	Fire/Rescue	Solid Waste	Total Due per Dwelling Unit
April 2024	\$102.40	\$154.96	\$257.36
May 2024	\$81.92	\$123.97	\$205.89
June 2024	\$61.44	\$92.98	\$154.42
July 2024	\$286.72	\$433.90	\$720.62
August 2022	\$266.24	\$402.90	\$669.14
September 2024	\$245.76	\$371.91	\$617.67

# IMPACT FEES

## Osceola County

### IMPACT AND MOBILITY FEE RATES - COMMERCIAL

Mobility Fee Schedule Category/Land Use	Non Mixed Use	Mixed Use	Transit Oriented
<b>Residential Per Dwelling Unity</b>			
Single Family	\$9,999	\$7,499	\$5,000
Single Family - Rural	\$15,941	N/A	N/A
Multi-Family	\$7,754	\$5,815	\$3,877
Condo/Townhouse/Urban Flat	\$7,754	\$5,815	\$3,877
Mobile Home	\$5,296	N/A	N/A
Active Adult	\$4,222	\$3,166	\$2,111
Assisted Living/Care	\$4,440	\$3,330	\$2,220
<b>Recreation/Entertainment per specific unit of measure</b>			
Marina per berth	\$3,176	\$2,382	N/A
Golf Course per hole	\$10,009	\$7,507	N/A
Amusement Park per acre	\$14,847	N/A	N/A
Multipurpose Recreational Facility per acre	\$28,899	\$21,674	\$14,450
Movie Theater per seat	\$1,976	\$1,482	\$988
Racquet/Tennis Club per court	\$9,130	\$6,847	\$4,565
Health/Fitness/Athletic Club per 1000 SF	\$12,511	\$9,383	\$6,256
Recreational Community Center per 1000 SF	\$9,496	\$7,122	\$4,748
<b>Institutional per 1,000 SF</b>			
Place of Assembly	\$3,169	\$2,377	\$1,585
Day Care Center	\$4,847	\$3,635	\$2,424
<b>Office per 1,000 SF</b>			
Less than 20,000 SF	\$4,405	\$3,303	\$2,202
20,000 SF to 100,000 SF	\$6,025	\$4,518	\$3,012
Greater than 100,000 SF	\$9,053	\$6,790	\$4,526
Corporate Headquarters Building	\$8,665	\$6,499	\$4,332

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# IMPACT FEES

## Osceola County

### IMPACT AND MOBILITY FEE RATES - COMMERCIAL (CONTINUED)

Mobility Fee Schedule Category/Land Use	Non Mixed Use	Mixed Use	Transit Oriented
<b>Medical Buildings per 1,000 SF</b>			
Medical/Dental Offices	\$10,596	\$7,947	\$5,298
Hospitals	\$9,807	\$7,355	\$4,903
Nursing Home	\$2,579	\$1,934	\$1,290
<b>Industrial Buildings per 1,000 SF</b>			
Warehouse	\$2,274	\$1,706	\$1,137
Mini-Warehouse	\$1,219	\$914	\$610
<b>General Commercial Retail per 1,000 SF</b>			
Neighborhood Retail (<20,000 SF)	\$7,096	\$5,322	\$3,548
Community Retail (20,000 FT2 to 100,000 SF)	\$13,849	\$10,387	\$6,924
Regional Retail (>100,000 SF)	\$25,943	\$19,457	\$12,972
Variety/Dollar Store	\$10,163	\$7,622	\$5,081
Factory Outlet Store	\$19,161	\$14,371	\$9,581
Grocery Store	\$21,375	\$16,031	\$10,687
Pharmacy w/ drive thru	\$17,480	\$13,110	\$8,740
Restaurant w/ drive thru	\$14,802	\$11,101	\$7,401
Car Sales	\$18,459	\$13,844	\$9,229
Auto Parts Store	\$13,294	\$9,970	\$6,647
Tire & Auto Repair	\$5,826	\$4,369	\$2,913
<b>Lodging</b>			
Hotel per room	\$7,491	\$5,618	\$3,745
Resort Hotel with Conference Center per Room	\$12,447	\$9,335	\$6,224
Bank/Savings w/ Drive-thru per Drive-thru lane	\$10,718	\$8,038	\$5,359
Convenience Market & Gas Fuel per Fuel Position	\$11,026	\$8,269	\$5,513
Quick Lube Vehicle Service per Bay	\$3,436	\$2,577	\$1,718
Car Wash per stall	\$5,800	\$4,350	\$2,900

STATS UPDATED: 1/2024

# IMPACT FEES

## Osceola County

### IMPACT AND MOBILITY FEE RATES - COMMERCIAL (CONTINUED)

Commercial Fire Impact Fee Rates (per 1,000 SF)	Rate
Hotel/Motel	\$284.00
Retail/Commercial	\$543.00
Restaurant/Bar	\$2,623.00
Office	\$267.00
Industrial/Warehouse	\$43.00
Church	\$474.00
School/College	\$338.00
Hospital/Clinic	\$1,088.00
Nursing Home/Group Living	\$473.00
Government/Public	\$206.00
Agriculture	\$217.00

# IMPACT FEES

## Osceola County

### IMPACT AND MOBILITY FEE RATES - COMMERCIAL (CONTINUED)

Residential <sup>1</sup>	\$245.76 (Per Dwelling Unit)				
Commercial <sup>1</sup>	\$0.5638 (Per Square Foot)				
Industrial/ Warehouse <sup>1</sup>	\$0.0795 (Per Square Foot)				
Institutional <sup>1</sup>	\$0.6434 (Per Square Foot)				
Transient Occupancy <sup>2</sup>	\$327.35 (Per Unit)				
Prorated Assessment based on Month of Certificate of Occupancy (CO) issued <sup>3</sup>					
Month	Residential	Commercial	Industrial/Warehouse	Institutional	Transient Occupancy
October	\$225.28	\$0.5168	\$0.0729	\$0.5898	\$300.07
November	\$204.80	\$0.4698	\$0.0663	\$0.5362	\$272.79
December	\$184.32	\$0.4229	\$0.0596	\$0.4826	\$245.51
January	\$163.84	\$0.3759	\$0.0530	\$0.4289	\$218.23
February	\$143.36	\$0.3289	\$0.0464	\$0.3753	\$190.95
March	\$122.88	\$0.2819	\$0.0398	\$0.3217	\$163.68
April	\$102.40	\$0.2349	\$0.0331	\$0.2681	\$136.40
May	\$81.92	\$0.1879	\$0.0265	\$0.2145	\$109.12
June	\$61.44	\$0.1410	\$0.0199	\$0.1609	\$81.84
July <sup>4</sup>	\$286.72	\$0.6578	\$0.0928	\$0.7506	\$381.91
August	\$266.24	\$0.6108	\$0.0861	\$0.6970	\$354.63
September	\$245.76	\$0.5638	\$0.0795	\$0.6434	\$327.35

Notes: <sup>1</sup>As adopted by Resolution No. 23-121R

<sup>2</sup>Transient Occupancy includes short term rentals, hotel/motel, recreational vehicle parks and timeshare units

<sup>3</sup>As adopted by Resolution No. 00/01-067

<sup>4</sup>CO's issued on July 1 will pay a prorated assessment for 14 months due to the fact the properties cannot be placed on that year's tax roll

\*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.