

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	\$6,824	\$542	\$254	\$165	\$1,092	\$1,777	\$10,654
801-1,250	Unit	\$8,106	\$645	\$301	\$442	\$1,298	\$3,251	\$14,043
1,251-1,800	Unit	\$8,360	\$665	\$311	\$582	\$1,339	\$4,698	\$15,955
1,801-2,500	Unit	\$10,415	\$829	\$386	\$721	\$1,667	\$5,852	\$19,870
2,501-3,750	Unit	\$12,115	\$964	\$450	\$999	\$1,940	\$8,209	\$24,677
3,751-5,000	Unit	\$14,036	\$1,117	\$521	\$1,277	\$2,248	\$8,564	\$27,763
5,001 SF and Over	Unit	\$14,819	\$1,179	\$551	\$1,556	\$2,373	\$8,707	\$29,185
Hotel/Motel	Room	\$4,139	\$387	\$181	\$47	\$195	\$0	\$4,949
INDUSTRIAL:								
General Industrial	1,000 SF	\$1,706	\$233	\$108	\$17	\$0	\$0	\$2,064
Warehousing	1,000 SF	\$598	\$158	\$74	\$11	\$0	\$0	\$841
Mini-warehousing	1,000 SF	\$519	\$22	\$10	\$1	\$0	\$0	\$552
OFFICE:								
General Office < 100k SF	1,000 SF	\$3,220	\$709	\$331	\$213	\$0	\$0	\$4,473
General Office 100-200k SF	1,000 SF	\$3,047	\$565	\$264	\$169	\$0	\$0	\$4,045
General Office > 200k SF	1,000 SF	\$2,767	\$426	\$198	\$128	\$0	\$0	\$3,519
COMMERCIAL:								
Commercial < 100K SF	1,000 SF	\$3,793	\$1,522	\$710	\$136	\$0	\$0	\$6,161
Commercial 100-199K SF	1,000 SF	\$5,208	\$1,362	\$636	\$122	\$0	\$0	\$7,328
Commercial 200-299K SF	1,000 SF	\$5,972	\$1,196	\$559	\$107	\$0	\$0	\$7,834
Commercial 300-399K SF	1,000 SF	\$6,968	\$1,020	\$476	\$91	\$0	\$0	\$8,555
Commercial 400-499K SF	1,000 SF	\$8,103	\$950	\$444	\$85	\$0	\$0	\$9,582
Commercial > 500K SF	1,000 SF	\$8,792	\$875	\$409	\$78	\$0	\$0	\$10,154
Bank/Financial Institution	1,000 SF	\$9,946	\$505	\$236	\$45	\$0	\$0	\$10,732

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St. Johns County (Continued)

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Service Station – all types	Fueling Station	\$3,719	\$703	\$328	\$63	\$0	\$0	\$4,813
Pharmacy w/Drive Thru	1,000 SF	\$4,428	\$548	\$256	\$49	\$0	\$0	\$5,281
Fast Food w/Drive Thru	1,000 SF	\$13,450	\$1,181	\$551	\$106	\$0	\$0	\$12,288
RECREATIONAL:								
Gen Recreation	Acre	\$846	\$51	\$24	\$4	\$0	\$0	\$925
Campground/RV Park	Acre	\$21,046	\$6,850	\$3,198	\$613	\$0	\$0	\$31,707
Marina	Berth	\$543	\$94	\$44	\$8	\$0	\$0	\$689
Health/Fitness Club	1,000 SF	\$6,655	\$583	\$273	\$45	\$0	\$0	\$7,556
INSTITUTIONAL:								
Elementary School	1,000 SF	\$1,737	\$412	\$192	\$37	\$0	\$0	\$2,378
High School	1,000 SF	\$1,534	\$377	\$176	\$33	\$0	\$0	\$2,120
College	1,000 SF	\$2,410	\$360	\$168	\$32	\$0	\$0	\$2,970
MEDICAL:								
Hospital	1,000 SF	\$2,272	\$1,112	\$519	\$100	\$0	\$0	\$4,003
Nursing Home	1,000 SF	\$1,326	\$78	\$36	\$7	\$0	\$0	\$1,447
Medical Office	1,000 SF	\$8,033	\$930	\$434	\$83	\$0	\$0	\$9,480

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.*