

Florida Development Impact & Connection Fees

What a builder owes before breaking ground — county, school district and municipal one-time fees, assembled county by county, with every figure traced to the government's own adopted schedule.

7,494

Florida fee records

67

counties covered

197

levying bodies

388×

spread, cheapest to dearest

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How to use this book

Each county has its own section. Turn to your county, read the **single-family stack** for the total one new home pays, then use the matrices for other building types.

1. **“Indicative total”** sums the published per-dwelling-unit single-family fees for that county. Where a fee is tiered (by home size, service area or benefit district) it shows as a *range* and is never summed twice — so the total is a range too.
2. **It is not a quote.** Your actual bill depends on which city you are in, your service area, meter size and credits. Fees charged per square foot, per meter or per trip appear in the matrices but are excluded from the indicative total, because they cannot be totalled without your building’s specifics.
3. **M** marks a **Medium-confidence figure** — first-party sourced, but from a scanned schedule or an inference we could not machine-verify. Treat as “check before you rely.”
4. **“Not levied”** is a **verified finding**, not a gap. Where a county charges nothing we cite the document that says so. Read the wording carefully though — a fee that is *levied but unpriced*, or *adopted but suspended*, is labelled as such and is **not** the same as owing nothing.
5. **An asterisk (*) means the rate is old.** Some counties set their fees by resolution and then never republish the schedule. Where the newest first-party publication we could find is four or more years old, the figure is starred and the year is given in that county’s section. It is still the government’s own most recent published amount — it is just more likely to have moved.
6. **Need a rate this book doesn’t print?** Every chapter ends with its source list — the county’s own adopted schedule has the full land-use detail, and for anything beyond that, write to support@civicfeeledger.com.

Counties with no published fee schedule (6): Calhoun, Gilchrist, Hamilton, Highlands, Madison, Union. These are **not** free. Each levies, has suspended, or may levy at least one fee whose rate it does not publish — the county section states which. Budget zero for these only after asking the county directly.

Counties in this edition — CLICK A COUNTY TO JUMP TO ITS SECTION

Alachua	287	Hardee	10	Okeechobee	247
Baker	12	Hendry	131	Orange	79
Bay	62	Hernando	486	Osceola	87
Bradford	27	Highlands	0	Palm Beach	140
Brevard	278	Hillsborough	121	Pasco	65
Broward	106	Holmes	24	Pinellas	42
Calhoun	0	Indian River	76	Polk	149
Charlotte	225	Jackson	9	Putnam	273
Citrus	117	Jefferson	21	Santa Rosa	45
Clay	118	Lafayette	10	Sarasota	87
Collier	98	Lake	94	Seminole	76
Columbia	4	Lee	60	St. Johns	262
DeSoto	18	Leon	14	St. Lucie	267
Dixie	7	Levy	46	Sumter	64
Duval	49	Liberty	6	Suwannee	60
Escambia	12	Madison	0	Taylor	6
Flagler	65	Manatee	354	Union	0
Franklin	42	Marion	299	Volusia	386
Gadsden	19	Martin	262	Wakulla	37
Gilchrist	0	Miami-Dade	838	Walton	106
Glades	71	Monroe	85	Washington	22
Gulf	39	Nassau	200		
Hamilton	0	Okaloosa	192		

Charlotte County

225 FEE RECORDS · 4 PRICED BODIES (+1 WITH FINDINGS ONLY) · PUNTA GORDA, FL MSA · DATED 2022–2026 · [BACK TO COUNTIES](#) · [THE SPREAD](#)

What one new single-family home pays

LEVYING BODY	FEE	AMOUNT
Charlotte County	Fire/EMS	\$362
Charlotte County	Parks – Comm.	\$312
Charlotte County	Law/Jail	\$573
Charlotte County	Public Bldgs	\$268
Charlotte County	Transport.	\$6,289
Indicative total, one single-family home (unincorporated county)		\$7,804

Not included above. For a single-family home the county, its school district or a county utility also charges **Wastewater (Tap/Connection)** (flat). Those depend on your meter size, service units or square footage, so they cannot be added to a flat total — but they are real money. See the matrices below.

Inside a city or special district, add that body's own fees. A home sits in one city and in at most one fire or utility district, so these are listed per body: add the bodies that serve your parcel, never all of them, and never into the total above. Where a finding below says a county fee is not collected inside a city, the county total falls there by that fee. A city or district not listed here was not priced in this edition — ask it directly before budgeting.

BODY	FEES (PER-DWELLING-UNIT, SINGLE-FAMILY)	ADDS PER HOME
CITY City of Punta Gorda	Mobility Impact Fee, Park Impact Fee, Public Facilities Impact Fee	\$2,387–\$6,449
Englewood Area Fire Control District	Fire Service Impact Fee	\$404.35

Residential — per dwelling unit

LEVYING BODY	FEE	SINGLE-FAMILY	TOWNHOME/ATTACHED	MULTIFAMILY	MANUFACTURED
CITY City of Punta Gorda	Parks & Recreation <i>Park Impact Fee</i>	\$564–\$1,466 Residential Development (per dwelling unit by square feet of → Residential Development (per dwelling unit by square feet of	—	—	—
CITY City of Punta Gorda	Public Facilities <i>Public Facilities Impact Fee</i>	\$1,328–\$3,695 Residential Development (per dwelling unit by square feet of → Residential Development (per dwelling unit by square feet of	—	—	—
CITY City of Punta Gorda	Roadway/Streets <i>Mobility Impact Fee</i>	\$495–\$1,288 Residential Development (per dwelling unit by square feet of → Residential Development (per dwelling unit by square feet of	—	—	—
Charlotte County	Fire <i>Fire/EMS</i>	\$362	—	\$204–\$223	\$213
Charlotte County	Parks & Recreation <i>Parks – Comm.</i>	\$312	—	\$228–\$246	\$249
Charlotte County	Police <i>Law/Jail</i>	\$573	—	\$323–\$354	\$338
Charlotte County	Public Facilities <i>Public Bldgs</i>	\$268	—	\$151–\$165	\$158
Charlotte County	Roadway/Streets <i>Transport.</i>	\$6,289	—	\$3,143–\$4,231	\$2,607
Englewood Area Fire Control District	Fire <i>Fire Service Impact Fee</i>	\$404.35	—	—	\$404.35

Residential — other bases

Charged per square foot, per lot, per meter or per trip-mile rather than per home, so not in the total above. The basis column says what you multiply.

LEVYING BODY	FEE	SINGLE-FAMILY	TOWNHOME/ATTACHED	MULTIFAMILY	MANUFACTURED	BASIS
CITY City of Punta Gorda	Wastewater (Tap/Connection) <i>Wastewater System Capacity Fee</i>	\$3,449	—	—	—	per service unit / LUE
CITY City of Punta Gorda	Water (Tap/Connection) <i>Water System Capacity Fee</i>	\$4,651	—	—	—	per service unit / LUE
Charlotte County Utilities	Wastewater (Tap/Connection) <i>Low Pressure Sewer (LPS) Installation Charge — Residential per each LP</i>	\$6,253	—	—	—	flat
Englewood Area Fire Control District	Fire <i>Fire Service Impact Fee</i>	—	—	\$808.70–\$1,213.05	—	flat

Utility capacity and connection charges — per meter, ERU or service unit

Set by meter size, equivalent residential unit (ERU) or service unit, on homes and businesses alike, by the utility that serves the parcel. A single-family home is normally one ERU or the smallest meter, so the low end of a range is usually the residential figure. Not in the total above.

LEVYING BODY	CHARGE	AMOUNT	BASIS
CITY City of Punta Gorda	Wastewater (Tap/Connection) <i>Wastewater System Capacity Fee</i> Non-Residential Water Meter Sizes (Inches) — 5/8 x 3/4" → Non-Residential Water Meter Sizes (Inches) — 8"	\$3,449–\$275,920	per water meter (size)
CITY City of Punta Gorda	Water (Tap/Connection) <i>Water System Capacity Fee</i> Nonresidential Meter Sizes (Inches) — 5/8 x 3/4" → Nonresidential Meter Sizes (Inches) — 8"	\$4,651–\$372,080	per water meter (size)
Charlotte County Utilities	Wastewater (Tap/Connection) <i>Distribution/Collection Fee — Sewer</i> Connection Fees and Charges per ERC — Sewer	\$3,791	per service unit / LUE
Charlotte County Utilities	Wastewater (Tap/Connection) <i>Service Installation Charge — Up to 6" Service (Sewer only; Per LPS Tank)</i> Up to 6" Service (Sewer only; Per LPS Tank)	\$1,615	flat
Charlotte County Utilities	Wastewater (Tap/Connection) <i>TAP Fee — Sewer</i> Connection Fees and Charges per ERC — Sewer	\$5,937	per service unit / LUE
Charlotte County Utilities	Wastewater (Tap/Connection) <i>Vacuum Sewer Pit</i> Vacuum Sewer Pit	\$6,253	flat
Charlotte County Utilities	Water (Tap/Connection) <i>Distribution/Collection Fee — Reclaimed Water</i> Connection Fees and Charges per ERC — Reclaimed Water	\$3,830	per service unit / LUE
Charlotte County Utilities	Water (Tap/Connection) <i>Distribution/Collection Fee — Water or Irrigation</i> Connection Fees and Charges per ERC — Water or Irrigation	\$3,830	per service unit / LUE
Charlotte County Utilities	Water (Tap/Connection) <i>Meter Installation Fee — 1 ½" Meter</i> 1 ½" Meter	\$1,287	per water meter (size)
Charlotte County Utilities	Water (Tap/Connection) <i>Meter Installation Fee — 1" Meter</i> 1" Meter	\$800	per water meter (size)
Charlotte County Utilities	Water (Tap/Connection) <i>Meter Installation Fee — 2" Meter</i> 2" Meter	\$1,970	per water meter (size)
Charlotte County Utilities	Water (Tap/Connection) <i>Meter Installation Fee — 3/4" Meter or less</i> 3/4" Meter or less	\$489	per water meter (size)

Orange County

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What one new single-family home pays

LEVYING BODY	FEE	AMOUNT
Orange County	Fire/Rescue Services Impact Fee	\$462
Orange County	Parks and Recreation Impact Fee	\$2,434
Orange County	Law Enforcement Impact Fee	\$665
Orange County	Transportation Impact Fee Single Family (Detached) - 1,200 sf or less → Single Family (Detached) - greater than 3,500 sf	\$7,344.39–\$12,162.53 TIERED
SCHOOL Orange County Public Schools	School Impact Fee Single Family Detached <2,000 sq. ft. → Single Family Detached 3,000 - 3,999 sq. ft.	\$8,829–\$12,015 TIERED
Indicative total, one single-family home (unincorporated county)		\$19,734.39–\$27,738.53

Inside a city or special district, add that body's own fees. A home sits in one city and in at most one fire or utility district, so these are listed per body: add the bodies that serve your parcel, never all of them, and never into the total above. Where a finding below says a county fee is not collected inside a city, the county total falls there by that fee. A city or district not listed here was not priced in this edition — ask it directly before budgeting.

BODY	FEES (PER-DWELLING-UNIT, SINGLE-FAMILY)	ADDS PER HOME
CITY City of Orlando	Parks Impact Fee, Transportation Impact Fee	\$5,531–\$11,046
Orlando Utilities Commission (OUC)	Water System Development Charge (SDC)	\$1,395–\$4,627

Residential — per dwelling unit

LEVYING BODY	FEE	SINGLE-FAMILY	TOWNHOME/ATTACHED	MULTIFAMILY	MANUFACTURED
CITY City of Orlando	Parks & Recreation <i>Parks Impact Fee</i> Single-family - 1,200 SF or less → Single-family - 3,500 SF or greater	\$1,633–\$3,649	\$2,624	\$1,758	\$2,063
CITY City of Orlando	Roadway/Streets <i>Transportation Impact Fee</i> Single Family (detached) 1,200 SF or less → Single Family (detached) Greater than 3,500 SF	\$3,898–\$7,397	\$5,333	\$3,883	\$2,120
Orange County	Fire <i>Fire/Rescue Services Impact Fee</i>	\$462	—	\$298	—
Orange County	Parks & Recreation <i>Parks and Recreation Impact Fee</i>	\$2,434	—	\$1,617	\$1,835
Orange County	Police <i>Law Enforcement Impact Fee</i>	\$665	—	\$234	\$313
Orange County	Roadway/Streets <i>Transportation Impact Fee</i> Single Family (Detached) - 1,200 sf or less → Single Family (Detached) - greater than 3,500 sf	\$7,344.39–\$12,162.53	—	\$4,092.28–\$6,786.56	\$3,491.02
Orlando Utilities Commission (OUC)	Water (System Development Charge) <i>Water System Development Charge (SDC)</i> Single-family residential - 5/8-inch meter at premises with → Single-family residential - 1-inch and greater meter at prem	\$1,395–\$4,627	—	\$1,163–\$1,395	—
SCHOOL Orange County Public Schools	School <i>School Impact Fee</i> Single Family Detached <2,000 sq. ft. → Single Family Detached 3,000 - 3,999 sq. ft.	\$8,829–\$12,015	\$8,805	\$307–\$6,751	\$9,132

Residential — other bases

Charged per square foot, per lot, per meter or per trip-mile rather than per home, so not in the total above. The basis column says what you multiply.

LEVYING BODY	FEE	SINGLE-FAMILY	TOWNHOME/ATTACHED	MULTIFAMILY	MANUFACTURED	BASIS
CITY City of Orlando	Wastewater <i>Sewer Impact Fee (Sewer Benefit Fee)</i>	\$2,537.50	—	\$1,928.50	—	mixed

Utility capacity and connection charges — per meter, ERU or service unit

Set by meter size, equivalent residential unit (ERU) or service unit, on homes and businesses alike, by the utility that serves the parcel. A single-family home is normally one ERU or the smallest meter, so the low end of a range is usually the residential figure. Not in the total above.

LEVYING BODY	CHARGE	AMOUNT	BASIS
CITY City of Orlando	Wastewater <i>Sewer Impact Fee (Sewer Benefit Fee) - rate per gallon of requested capacity</i> All other commercial/institutional uses (capacity based on plumbing fixtures)	\$10.15	per gallon per day (requested capacity)
Orange County Utilities	Wastewater (Capital Charge) <i>Wastewater Capital Charge</i> All new connections, per Equivalent Residential Unit (ERU)	\$5,270	per service unit / LUE
Orange County Utilities	Water (Capital Charge) <i>Water Capital Charge</i> All new connections, per Equivalent Residential Connection (ERC)	\$2,790	per service unit / LUE
Orlando Utilities Commission (OUC)	Water (System Development Charge) <i>Water System Development Charge (SDC)</i> Commercial - 5/8-inch potable meter → Commercial - 1-inch potable meter	\$2,093–\$5,394	per water meter (size)

Non-residential

LEVYING BODY	FEE	RETAIL	OFFICE	INDUSTRIAL	LODGING	INSTITUTIONAL	BASIS
CITY City of Orlando	Parks & Recreation <i>Parks Impact Fee</i>	—	—	—	\$1,262	—	per room
CITY City of Orlando	Roadway/Streets <i>Transportation Impact Fee</i>	\$3,921	\$5,516	\$806–\$2,524	\$2,547	—	mixed
CITY City of Orlando	Wastewater <i>Sewer Impact Fee (Sewer Benefit Fee)</i>	\$243.60	—	—	\$710.50	\$1,421	mixed
Orange County	Fire <i>Fire/Rescue Services Impact Fee</i>	\$481	\$427	\$102	\$270	—	mixed
Orange County	Police <i>Law Enforcement Impact Fee</i>	\$780	\$429	\$111–\$119	\$301	—	mixed
Orange County	Roadway/Streets <i>Transportation Impact Fee</i>	\$11,489.24–\$12,694.07	\$9,295.65	\$1,200.25–\$3,563.03	\$3,467	—	mixed
		Retail/Tourist Retail: 50,000 or less sf → Free-Standing Discount Store					
Orlando Utilities Commission (OUC)	Water (System Development Charge) <i>Water System Development Charge (SDC)</i>	—	—	—	\$1,163	—	per room

Verified findings

Some findings below are **not** “you owe nothing.” *Levied* — no published rate: the fee exists and is collected, the body simply publishes no schedule — request the figure from that body. *Unresolved*: whether a fee exists could not be settled from first-party sources — ask the body before budgeting zero.

- **Drainage/Stormwater** M — Orange County levies no drainage or stormwater impact fee: the county's total-impact-fee statement and Code Chapter 23 cover only school, law enforcement, fire, parks and transportation fees plus water/sewer capital charges.

Method & limitations

- **First-party only.** Every amount comes from the levying government's own adopted ordinance, resolution or published fee schedule. Compiled codes were used only to read an ordinance number, never a dollar figure.
- **Cite or drop.** Nothing is estimated, inferred or rounded. Any figure that could not be tied to a first-party source was left out rather than guessed.
- **Confidence.** High = verified against the source. Medium (**M**) = first-party but not machine-verifiable, typically a scanned schedule, or an absence inferred from a fee index rather than an affirmative statement. No lower grade is published.
- **Representative, not exhaustive.** For tiered or meter-sized fees the common case is captured with the tier structure noted; not every permutation is enumerated.
- **Municipal coverage is partial.** County and school-district layers are the focus, since they carry roughly four-fifths of a typical single-family fee burden. City fees are labelled *city*.
- **Fees change.** Many index annually or by statute. Figures reflect the effective dates stated on their sources at compile time.

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