



2022 Educational Facilities Impact Fees



Presented by
SARASOTA COUNTY SCHOOLS

Adopted Impact Fees

2004 & 2015 Impact Fee History and Comparisons			
Dwelling Unit Type	2004	2015	Increase
Single Family	\$ 2,032	\$ 2,032	\$ -
Multi-Family	\$ 474	\$ 516	\$ 42
Mobile Home	\$ 138	\$ 188	\$ 50

Sarasota County Ordinances

- ORD 2004-028 Impact Fees Established
- ORD 2015-090 Impact Fees 2015 Tindale Oliver Study Update



2022 Educational Impact Fees

Purpose

Florida Statute 163.31801(4) requires Impact Fees are based on the most recent and localized data.

Overview

- April 4, 2022 – TischlerBise 2022 Impact Fee Study Complete
- April 12, 2022 – TischlerBise 2022 Impact Fee Study Presentation
- May 3, 2022 – 2022 Impact Fee Study Update Presentation
- June 7, 2022 – Resolution 2022-1 School Board Adopted
- June 28, 2022 – Transmitted to BOCC Resolution & TischlerBise 2022 Impact Fee



Impact Fee Schedule

FS 163.31801: 50% Allowable Impact Fee Phase in over 4 Years

Dwelling Unit Type	Current Impact Fees	Allowed 50% Increase	Total Impact Fee	Annual Increase	Year 1	Year 2	Year 3	Year 4
Single Family	\$ 2,032	\$ 1,016	\$ 3,048	\$ 254	\$2,286	\$2,540	\$2,794	\$ 3,048
Multi-Family	\$ 516	\$ 258	\$ 774	\$ 65	\$ 581	\$ 645	\$ 710	\$ 774
Mobile Home	\$ 188	\$ 94	\$ 282	\$ 24	\$ 212	\$ 235	\$ 259	\$ 282

- ORD 2022-047 adopted on November 16, 2022 to amend Article VIII, Chapter 70 of the County Code to increase Educational Facility Impact Fees.





Educational Facilities IF Schedule Comparison

County ⁽¹⁾	Date of Last Update ⁽²⁾	Adoption Percentage ⁽²⁾	Adopted Single Family Impact Fee ⁽²⁾
Osceola County	2017	100%	\$11,823
Broward County (4 Bedroom)	2022	100%	\$11,070
Lake County	2015	100%	\$9,324
Seminole County	2017	73%	\$9,000
Broward County (3 Bedrooms or less)	2022	100%	\$8,809
Collier County ⁽⁵⁾	2015	67%	\$8,790
Orange County	2016	100%	\$8,784
Pasco County	2017	79%	\$7,128
Clay County	2009	77%	\$7,034
St. Lucie County ⁽⁵⁾	2009	100%	\$6,529
Manatee County	2017	100%	\$6,127
Martin County	2006	100%	\$5,567
Nassau County	2017	100%	\$5,431
Polk County	2015	50%	\$5,242
Brevard County	2015	50%	\$5,097
St. Johns County	2018	100%	\$4,725
Palm Beach County	2019	61%	\$4,237
Hillsborough County	2004	92%	\$4,000
Marion County ^{(5)*}	2006	48%	\$3,967
Flagler County	2004	76%	\$3,600
Hernando County ⁽⁴⁾	2005	50%	\$3,176
Sarasota County ⁽³⁾ - Proposed Maximum @50%	2022	100%	\$3,048
Volusia County	2013	67%	\$3,000
Lee County ⁽⁵⁾	2015	47.5%	\$2,605
Sarasota County ⁽³⁾ - Proposed Maximum @25%	2022	50%	\$2,540
Miami-Dade County	1995	100%	\$2,448
Sarasota County - Current	2015	26%	\$2,032
Indian River County	2014	28%	\$1,702
Citrus County	2014	50%	\$1,261

1) County's tagged with an asterisk (*) have fees that are currently suspended

2) Source: Published impact fee schedules and discussions with representatives from each County

3) Maximum fee assumes new limitation on fee increases

4) Effective June 2020

5) Fees are indexed annually



THANK YOU

