

Land Use Type	Units	Previous Rate	Current Rate
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Fire/Rescue Services Impact Fees*	Effective Date	5/1/2025	5/1/2026
<b>Residential</b>			
Single Family Detached / Duplex / Mobile Home	Per Dwelling Unit	\$446.00	\$462.00
Multi-Family	Per Dwelling Unit	\$288.00	\$298.00
Hotel / Motel	Per Room	\$261.00	\$270.00
<b>Non-Residential</b>			
Commercial Retail / Assembly	Per 1,000 Sq. ft.*	\$465.00	\$481.00
Office / Institutional	Per 1,000 Sq. ft.*	\$413.00	\$427.00
Industrial	Per 1,000 Sq. ft.*	\$99.00	\$102.00
Storage	Per 1,000 Sq. ft.*	\$29.00	\$30.00

Law Enforcement Impact Fees**	Effective Date	5/1/2025	5/1/2026
<b>Residential</b>			
Single Family Detached	Per Dwelling Unit	\$644.00	\$665.00
Multi-Family	Per Dwelling Unit	\$227.00	\$234.00
Mobile Home	Per Dwelling Unit	\$303.00	\$313.00
Hotel / Motel	Per Room	\$292.00	\$301.00
<b>Non-Residential</b>			
Manufacturing	Per 1,000 Sq. ft.**	\$108.00	\$111.00
Warehousing	Per 1,000 Sq. ft.**	\$115.00	\$119.00
Commercial / Retail / Assembly	Per 1,000 Sq. ft.**	\$756.00	\$780.00
Office / Institutional	Per 1,000 Sq. ft.**	\$416.00	\$429.00
Private Schools	Per 1,000 Sq. ft.**	\$142.00	\$147.00
Public School	Exempt under state law		

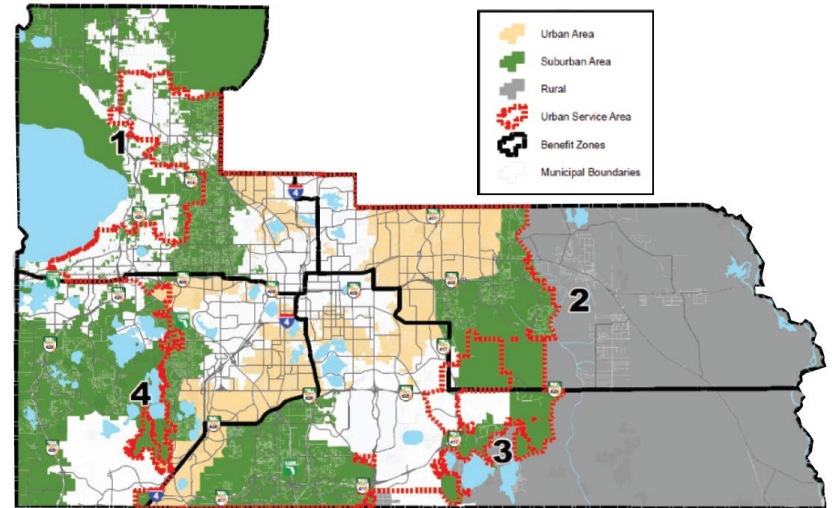
Parks and Recreation Impact Fees	Effective Date	5/1/2025	5/1/2026
Single Family Detached	Per Dwelling Unit	\$2,338.00	\$2,434.00
Multi-Family	Per Dwelling Unit	\$1,553.00	\$1,617.00
Mobile Home	Per Dwelling Unit	\$1,763.00	\$1,835.00
Retirement Housing / Age Restricted	Per Dwelling Unit	\$1,262.00	\$1,314.00

School Impact Fees***	Effective Date	6/1/2022	10/1/2022
<b>Single Family Detached</b>			
<2,000 Sq. Ft.	Per Unit***	\$8,806.00	\$8,829.00
2,000 – 2,499 Sq. Ft.	Per Unit***	\$9,148.00	\$9,513.00
2,500 – 2,999 Sq. Ft.	Per Unit***	\$10,747.00	\$11,402.00
3,000 – 3,999 Sq. Ft.	Per Unit***	\$11,207.00	\$12,015.00
> =4,000 Sq. Ft.	Per Unit***	\$9,184.00	\$9,584.00
<b>Other Residential</b>			
Townhouse	Per Unit	\$8,336.00	\$8,805.00
Multi-Family (High Rise)	Per Unit	\$307.00	\$307.00
Multi-Family (Non High Rise)	Per Unit	\$6,335.00	\$6,751.00
Mobile Home	Per Unit	\$8,371.00	\$9,132.00

**Notes:**  
 \* Per 1,000 Sq. Ft. Living Area  
 \*\* Per 1,000 Sq. Ft. Gross  
 \*\*\* Square footage shall include the heated / cooled living area



Impact fees are charges to plan for additional capital improvements needed to serve new growth and development that generate additional demand. These fees to help pay for public infrastructure required to accommodate the new or increased use of development. Impact fees are generally charged at the issuance of a project's building permit; the rates are based on the project submittal date. For certain types of land uses, the impact fee ordinances allow payment to occur prior to the authorization of pre-power or issuance of a project's certificate of occupancy. The total impact fee for a project is the sum of the School, Law Enforcement, Fire, Parks and Transportation impact fees, as well as the water and sewer capital charges. You may obtain additional information on water and sewer capital charges by contacting the Orange County Utilities Department at 407-836-5503 or by email at [Utilities.Information@ocfl.net](mailto:Utilities.Information@ocfl.net). The Impact Fee Administration of the Development Services Section coordinates impact fee assessments following building permit review. To estimate impact fees for a project, please contact the Impact Fee Administration at 407-836-5691, via email at [ImpactFees@ocfl.net](mailto:ImpactFees@ocfl.net) or to download the fee rate schedule, please logon to [www.ocfl.net/impactfees](http://www.ocfl.net/impactfees)



Please take a moment to read this brochure. It provides important information about changes to Orange County's School, Law Enforcement, Fire, Parks and Transportation impact fees. This publication is provided for informational purposes only. In the event of any difference between this brochure and the adopted impact fee ordinances, the adopted ordinances shall control. If you have any questions or would like free copies of this brochure, please contact the Orange County Impact Fee Administration at 407-836-5691 or visit <http://www.ocfl.net/impactfees>.

Transportation Impact Fees*		Effective Date 1/1/2026		
Land Use Type	Unit	Urban*	Suburban*	Rural*
<b>Residential</b>				
Single Family (Detached) - 1,200 sf or less	Dwelling Unit	\$7,344.39	\$9,113.89	\$10,417.02
Single Family (Detached) - 1,201 to 2,000 sf	Dwelling Unit	\$9,393.94	\$11,588.69	\$13,243.90
Single Family (Detached) - 2,001 to 3,500 sf	Dwelling Unit	\$11,617.27	\$14,298.98	\$16,339.40
Single Family (Detached) - greater than 3,500 sf	Dwelling Unit	\$12,162.53	\$14,953.97	\$17,088.13
Multi-Family Housing/Townhouse (Low-Rise, 1-2 Floors)	Dwelling Unit	\$6,786.56	\$8,348.01	\$9,543.71
Multi-Family Housing (Mid-Rise, 3-10 Floors)	Dwelling Unit	\$5,023.90	\$6,196.71	\$7,084.91
Multi-Family Housing (High-Rise, > 10 Floors)	Dwelling Unit	\$4,092.28	\$5,063.91	\$5,790.92
Student Housing (Within ½ Mile from Campus)	Bedroom	\$1,424.28	\$1,777.52	\$2,034.72
Student Housing (Over 1/2 Mile from Campus)	Bedroom	\$2,754.87	\$3,398.42	\$3,885.39
Mid-Rise Residential w/1st Floor Commercial	Dwelling Unit	\$3,136.66	\$3,905.96	\$4,468.36
High-Rise Residential w/1st Floor Commercial	Dwelling Unit	\$1,795.80	\$2,270.18	\$2,599.39
Mobile Home Park	Dwelling Unit	\$3,491.02	\$4,292.32	\$4,906.16
Sr. Adult Housing – Detached (Retirement Community/Age-Restricted SF)	Dwelling Unit	\$3,400.71	\$4,234.03	\$4,842.14
Sr. Adult Housing – Attached (Retirement Community/Age-Restricted SF)	Dwelling Unit	\$2,537.67	\$3,204.09	\$3,667.04
Time Share	Dwelling Unit	\$6,107.56	\$7,613.01	\$8,709.24

<b>Lodging</b>				
Hotel/Tourist Hotel	Room	\$3,467.00	\$4,022.55	\$4,282.02
Motel	Room	\$1,646.06	\$1,958.12	\$2,083.86

<b>Recreational</b>				
Golf Course	Acre	\$3,247.53	\$3,872.81	\$4,124.28
Bowling Alley	1,000 Sq. Ft.	\$9,135.62	\$10,612.50	\$11,294.92
Movie Theater	1,000 Sq. Ft.	\$23,884.96	\$27,826.35	\$29,639.30
Racquet Club	1,000 Sq. Ft.	\$14,556.18	\$16,819.50	\$17,898.57
Health/Fitness Club	1,000 Sq. Ft.	\$25,636.18	\$29,504.40	\$31,393.95
Dance Studio (Martial Arts/Music Lessons)	1,000 Sq. Ft.	\$9,156.18	\$10,695.93	\$11,386.37

<b>Institutional</b>				
School	1,000 Sq. Ft.	\$7,999.38	\$9,334.50	\$9,940.35
Public Assembly	1,000 Sq. Ft.	\$3,753.93	\$4,306.04	\$4,583.82
Day Care	1,000 Sq. Ft.	\$10,797.66	\$12,696.35	\$13,527.39
Library	1,000 Sq. Ft.	\$36,274.96	\$41,458.90	\$44,101.72

<b>Medical</b>				
Hospital	Bed	\$17,879.13	\$20,446.54	\$21,750.80
Nursing Home	1,000 Sq. Ft.	\$2,170.74	\$2,615.40	\$2,788.02
Animal Hospital/Veterinary Clinic	1,000 Sq. Ft.	\$4,626.11	\$5,533.72	\$5,898.36

Land Use Type	Unit	Urban*	Suburban*	Rural*
<b>Office</b>				
General Office 50,000 sf or less	1,000 Sq. Ft.	\$9,295.65	\$11,473.24	\$13,114.72
General Office 50,001-100,000 sf	1,000 Sq. Ft.	\$9,091.03	\$11,241.19	\$12,849.52
General Office 100,001-200,000 sf	1,000 Sq. Ft.	\$8,904.71	\$11,011.43	\$12,586.60
General Office greater than 200,000 sf	1,000 Sq. Ft.	\$8,711.51	\$10,773.67	\$12,316.85
Small Medical/Dental Office (10,000 sf or less)	1,000 Sq. Ft.	\$21,572.48	\$26,413.49	\$30,179.99
Medical/Dental Office	1,000 Sq. Ft.	\$30,979.00	\$37,835.29	\$43,228.41
Post Office	1,000 Sq. Ft.	\$48,239.73	\$58,871.65	\$67,265.39

<b>Retail</b>				
Free-Standing Discount Store	1,000 Sq. Ft.	\$12,694.07	\$14,838.51	\$15,804.42
Hardware/Paint Store	1,000 Sq. Ft.	\$1,233.40	\$1,604.91	\$1,713.50
Retail/Tourist Retail: 50,000 sf or less	1,000 Sq. Ft.**	\$11,489.24	\$13,509.09	\$14,396.13
Retail/Tourist Retail: 50,001-100,000 sf	1,000 Sq. Ft.**	\$12,633.47	\$14,775.64	\$15,739.27
Retail/Tourist Retail: 100,001-200,000 sf	1,000 Sq. Ft.**	\$11,490.39	\$13,446.22	\$14,321.84
Retail/Tourist Retail: 200,001-300,000 sf	1,000 Sq. Ft.**	\$11,261.77	\$13,182.17	\$14,039.50
Retail/Tourist Retail: 300,001-400,000 sf	1,000 Sq. Ft.**	\$11,060.58	\$12,930.69	\$13,770.85
Retail/Tourist Retail: 400,001-500,000 sf	1,000 Sq. Ft.**	\$11,050.30	\$12,918.11	\$13,757.14
Retail/Tourist Retail: 500,001-1,000,000 sf	1,000 Sq. Ft.**	\$11,709.86	\$13,634.83	\$14,516.17
Retail/Tourist Retail: 1,000,001-1,200,000 sf	1,000 Sq. Ft.**	\$11,973.92	\$13,932.03	\$14,831.65
Retail/Tourist Retail: greater than 1,200,000 sf	1,000 Sq. Ft.**	\$12,311.12	\$14,308.12	\$15,229.44
New/Used Auto Sales	1,000 Sq. Ft.	\$13,574.25	\$15,723.26	\$16,733.77
Supermarket	1,000 Sq. Ft.	\$18,369.54	\$21,477.61	\$22,880.18
Convenience Market w/Gas Pumps	1,000 Sq. Ft.	\$38,749.76	\$45,495.16	\$48,499.21
Home Improvement Superstore	1,000 Sq. Ft.	\$7,268.95	\$8,564.06	\$9,123.03
Electronics Superstore	1,000 Sq. Ft.	\$6,203.58	\$7,361.52	\$7,847.35
Drug Store	1,000 Sq. Ft.	\$10,190.69	\$11,975.05	\$12,759.22

<b>Services</b>				
Bank/Savings Walk-In	1,000 Sq. Ft.	\$9,606.57	\$11,538.40	\$12,297.41
Bank/Savings Drive-In	1,000 Sq. Ft.	\$16,995.53	\$20,085.32	\$21,397.60
Drinking Place	1,000 Sq. Ft.	\$17,481.34	\$20,481.97	\$21,826.25
Quality Restaurant	1,000 Sq. Ft.	\$31,384.80	\$36,423.57	\$38,779.49
High-Turnover Restaurant	1,000 Sq. Ft.	\$36,126.37	\$41,894.42	\$44,600.12
Fast Food Restaurant w/Drive-Thru	1,000 Sq. Ft.	\$85,265.72	\$99,307.48	\$105,789.97
Auto Service	1,000 Sq. Ft.	\$11,097.16	\$12,883.82	\$13,714.84
Gas Station with or without Convenience Market (<2,000 sf)	Fuel Pos.	\$11,200.04	\$13,041.56	\$13,893.18
Gas Station w/Convenience Market (2,000-2,999 sf)	Fuel Pos.	\$13,384.50	\$15,568.94	\$16,587.44
Gas Station w/Convenience Market (3,000+ sf)	Fuel Pos.	\$15,015.69	\$17,474.49	\$18,616.44
Self-Service Car Wash	Wash Station	\$23,982.12	\$27,827.50	\$29,639.30

<b>Industrial</b>				
General Light Industrial	1,000 Sq. Ft.	\$3,563.03	\$4,408.92	\$5,041.05
Manufacturing	1,000 Sq. Ft.	\$2,797.16	\$3,485.30	\$3,985.98
Warehouse	1,000 Sq. Ft.	\$1,200.25	\$1,539.76	\$1,761.51
Mini-Warehouse	1,000 Sq. Ft.	\$660.71	\$891.61	\$1,020.78
High Cube Transload and Short-Term Storage Warehouse	1,000 Sq. Ft.	\$959.07	\$1,228.83	\$1,407.15

Note: \* The transportation impact fees are generally calculated using gross floor area, except as noted.  
 \*\* Gross Leasable Area