

**St. Johns County
Master Impact Fee Schedule**

ITE LUC	Land Use	Impact Unit	Phase I (effective 3/4/2026)								TOTAL
			Roads	Schools	Public Bldgs	Fire Rescue	Law & Jail	Parks	Consv.		
RESIDENTIAL:											
210/215/ 220/221/ 222/240	Under 800 sq ft	du	\$2,645	\$1,847	\$621	\$192	\$297	\$1,157	\$148	\$6,907	
	801 to 1,250 sq ft	du	\$6,782	\$3,379	\$723	\$419	\$347	\$1,302	\$163	\$13,115	
	1,251 to 1,800 sq ft	du	\$9,428	\$4,883	\$777	\$606	\$363	\$1,517	\$237	\$17,811	
	1,801 to 2,500 sq ft	du	\$12,015	\$6,082	\$968	\$764	\$452	\$1,906	\$303	\$22,490	
	2,501 to 3,750 sq ft	du	\$13,685	\$8,532	\$1,126	\$992	\$525	\$2,268	\$386	\$27,514	
	3,750 to 5,000 sq ft	du	\$15,848	\$8,901	\$1,306	\$1,145	\$609	\$2,628	\$446	\$30,883	
	5,001 sq ft and over	du	\$16,880	\$9,049	\$1,378	\$1,235	\$644	\$2,774	\$481	\$32,441	
251	Senior Adult Housing - Single Family	du	\$3,813	-	\$634	\$192	\$297	\$1,214	\$182	\$6,332	
252	Senior Adult Housing - Multi-Family	du	\$2,587	-	\$634	\$192	\$297	\$1,214	\$182	\$5,106	
TRANSIENT, ASSISTED GROUP:											
253	Congregate Care Facility	du	\$1,066	-	\$634	\$192	\$297	-	-	\$2,189	
254	Assisted Living Facility	bed	\$1,096	-	\$59	\$4	\$28	-	-	\$1,187	
320	Hotel/Motel	room	\$2,086	-	\$754	\$91	\$352	\$379	\$265	\$3,927	
620	Nursing Home	1,000 sf	\$2,560	-	\$151	\$13	\$70	-	-	\$2,794	
RECREATIONAL:											
411	Public Park	acre	\$630	-	\$38	\$9	\$20	-	-	\$697	
416	Campground/RV Park	site	\$1,303	-	\$425	\$127	\$222	-	-	\$2,077	
420	Marina	berth	\$1,058	-	\$113	\$15	\$59	-	-	\$1,245	
492	Health/Fitness Club	1,000 sf	\$12,970	-	\$1,136	\$101	\$531	-	-	\$14,738	
INSTITUTIONS:											
520	Elementary School (Private)	1,000 sf	\$3,386	-	\$749	\$72	\$371	-	-	\$4,578	
522	Middle School (Private)	1,000 sf	\$3,386	-	\$758	\$72	\$354	-	-	\$4,570	
525	High School (Private)	1,000 sf	\$2,989	-	\$567	\$65	\$296	-	-	\$3,917	
540	College (Private)	1,000 sf	\$4,696	-	\$694	\$61	\$327	-	-	\$5,778	
MEDICAL:											
610	Hospital	1,000 sf	\$4,428	-	\$1,247	\$193	\$651	-	-	\$6,519	
630	Walk-In Clinic	1,000 sf	\$4,428	-	\$1,360	\$193	\$710	-	-	\$6,691	
650	Free-Standing Emergency Room	1,000 sf	\$4,428	-	\$1,559	\$193	\$814	-	-	\$6,994	
OFFICE:											
710	Office	1,000 sf	\$5,393	-	\$633	\$242	\$331	-	-	\$6,599	
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$15,654	-	\$935	\$162	\$488	-	-	\$17,239	
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$15,654	-	\$1,304	\$162	\$681	-	-	\$17,801	
RETAIL:											
817	Nursery (Garden Center)	1,000 sf	\$7,139	-	\$1,705	\$151	\$796	-	-	\$9,791	
822	Retail 40,000 sf gla or less	1,000 sf gla	\$6,784	-	\$1,861	\$265	\$972	-	-	\$9,882	
821	Retail 40,001 to 150,000 sf gla	1,000 sf gla	\$7,391	-	\$2,431	\$237	\$1,204	-	-	\$11,263	
820	Retail greater than 150,000 sf gla	1,000 sf gla	\$10,148	-	\$1,632	\$151	\$759	-	-	\$12,690	
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$8,629	-	\$1,068	\$95	\$499	-	-	\$10,291	
SERVICES:											
912	Bank/Financial Institution	1,000 sf	\$19,331	-	\$984	\$88	\$459	-	-	\$20,862	
930	Fast Casual Restaurant	1,000 sf	\$26,211	-	\$2,300	\$205	\$1,074	-	-	\$29,790	
931	Fine Dining Restaurant	1,000 sf	\$26,211	-	\$2,300	\$205	\$1,074	-	-	\$29,790	
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$26,211	-	\$2,300	\$205	\$1,074	-	-	\$29,790	
933	Fast Food Restaurant without Drive-Thru	1,000 sf	\$26,211	-	\$2,300	\$205	\$1,074	-	-	\$29,790	
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$26,211	-	\$2,300	\$205	\$1,074	-	-	\$29,790	
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$7,248	-	\$1,232	\$122	\$610	-	-	\$9,212	
945	Gas Station w/Convenience Store 2,000 sq ft or more	fuel pos.	\$7,248	-	\$1,298	\$122	\$627	-	-	\$9,295	
INDUSTRIAL:											
110	General Light Industrial	1,000 sf	\$3,078	-	\$255	\$33	\$133	-	-	\$3,499	
150	Warehousing	1,000 sf	\$1,120	-	\$85	\$21	\$44	-	-	\$1,270	
151	Mini-Warehouse	1,000 sf	\$774	-	\$28	\$3	\$15	-	-	\$820	
n/a	Borrow Pit	1,000 cy	\$21	-	-	-	-	-	-	\$21	

* Affordable Housing waiver available in certain circumstances as defined in section 420.9071, Florida Statutes