

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

ITE LUC	Land Use	Impact Unit	Phase II (effective 3/4/2027)							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	\$679	\$214	\$330	\$1,180	\$184	\$7,079
	801 to 1,250 sq ft	du	\$6,782	\$3,379	\$775	\$419	\$382	\$1,302	\$203	\$13,242
	1,251 to 1,800 sq ft	du	\$10,168	\$4,883	\$864	\$608	\$404	\$1,642	\$296	\$18,865
	1,801 to 2,500 sq ft	du	\$13,206	\$6,082	\$1,076	\$780	\$503	\$2,080	\$379	\$24,106
	2,501 to 3,750 sq ft	du	\$14,780	\$8,532	\$1,251	\$992	\$584	\$2,520	\$483	\$29,142
	3,750 to 5,000 sq ft	du	\$17,109	\$8,901	\$1,451	\$1,145	\$678	\$2,920	\$558	\$32,762
	5,001 sq ft and over	du	\$18,359	\$9,049	\$1,531	\$1,235	\$716	\$3,083	\$601	\$34,574
251	Senior Adult Housing - Single Family	du	\$3,813	-	\$705	\$214	\$330	\$1,294	\$227	\$6,583
252	Senior Adult Housing - Multi-Family	du	\$2,587	-	\$705	\$214	\$330	\$1,294	\$227	\$5,357
TRANSIENT, ASSISTED GROUP:										
253	Congregate Care Facility	du	\$1,066	-	\$705	\$214	\$330	-	-	\$2,315
254	Assisted Living Facility	bed	\$1,219	-	\$66	\$5	\$31	-	-	\$1,321
320	Hotel/Motel	room	\$2,086	-	\$839	\$101	\$391	\$421	\$331	\$4,169
620	Nursing Home	1,000 sf	\$2,823	-	\$169	\$15	\$79	-	-	\$3,086
RECREATIONAL:										
411	Public Park	acre	\$630	-	\$38	\$10	\$20	-	-	\$698
416	Campground/RV Park	site	\$1,303	-	\$425	\$141	\$222	-	-	\$2,091
420	Marina	berth	\$1,176	-	\$113	\$18	\$59	-	-	\$1,366
492	Health/Fitness Club	1,000 sf	\$14,411	-	\$1,263	\$113	\$590	-	-	\$16,377
INSTITUTIONS:										
520	Elementary School (Private)	1,000 sf	\$3,763	-	\$784	\$80	\$409	-	-	\$5,036
522	Middle School (Private)	1,000 sf	\$3,763	-	\$803	\$80	\$376	-	-	\$5,022
525	High School (Private)	1,000 sf	\$3,321	-	\$567	\$73	\$296	-	-	\$4,257
540	College (Private)	1,000 sf	\$5,219	-	\$766	\$69	\$364	-	-	\$6,418
MEDICAL:										
610	Hospital	1,000 sf	\$4,920	-	\$1,247	\$215	\$651	-	-	\$7,033
630	Walk-In Clinic	1,000 sf	\$4,920	-	\$1,360	\$215	\$710	-	-	\$7,205
650	Free-Standing Emergency Room	1,000 sf	\$4,920	-	\$1,559	\$215	\$814	-	-	\$7,508
OFFICE:										
710	Office	1,000 sf	\$5,993	-	\$633	\$263	\$331	-	-	\$7,220
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$17,394	-	\$935	\$180	\$488	-	-	\$18,997
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$17,394	-	\$1,304	\$180	\$681	-	-	\$19,559
RETAIL:										
817	Nursery (Garden Center)	1,000 sf	\$7,708	-	\$1,895	\$169	\$885	-	-	\$10,657
822	Retail 40,000 sf gla or less	1,000 sf gla	\$6,999	-	\$1,861	\$295	\$972	-	-	\$10,127
821	Retail 40,001 to 150,000 sf gla	1,000 sf gla	\$8,213	-	\$2,503	\$264	\$1,307	-	-	\$12,287
820	Retail greater than 150,000 sf gla	1,000 sf gla	\$11,276	-	\$1,748	\$169	\$811	-	-	\$14,004
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$9,589	-	\$1,188	\$106	\$555	-	-	\$11,438
SERVICES:										
912	Bank/Financial Institution	1,000 sf	\$21,433	-	\$1,094	\$99	\$510	-	-	\$23,136
930	Fast Casual Restaurant	1,000 sf	\$29,124	-	\$2,556	\$229	\$1,194	-	-	\$33,103
931	Fine Dining Restaurant	1,000 sf	\$29,124	-	\$2,556	\$229	\$1,194	-	-	\$33,103
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$29,124	-	\$2,556	\$229	\$1,194	-	-	\$33,103
933	Fast Food Restaurant without Drive-Thru	1,000 sf	\$29,124	-	\$2,556	\$229	\$1,194	-	-	\$33,103
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$29,124	-	\$2,556	\$229	\$1,194	-	-	\$33,103
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$8,054	-	\$1,247	\$136	\$651	-	-	\$10,088
945	Gas Station w/Convenience Store 2,000 sq ft or more	fuel pos.	\$8,054	-	\$1,379	\$136	\$687	-	-	\$10,256
INDUSTRIAL:										
110	General Light Industrial	1,000 sf	\$3,201	-	\$255	\$38	\$133	-	-	\$3,627
150	Warehousing	1,000 sf	\$1,205	-	\$85	\$24	\$44	-	-	\$1,358
151	Mini-Warehouse	1,000 sf	\$774	-	\$28	\$4	\$15	-	-	\$821
n/a	Borrow Pit	1,000 cy	\$21	-	-	-	-	-	-	\$21

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