

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

ITE LUC	Land Use	Impact Unit	Phase III (effective 3/4/2028)							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	\$737	\$235	\$363	\$1,180	\$221	\$7,228
	801 to 1,250 sq ft	du	\$6,782	\$3,379	\$827	\$419	\$416	\$1,302	\$244	\$13,369
	1,251 to 1,800 sq ft	du	\$10,168	\$4,883	\$950	\$608	\$444	\$1,767	\$355	\$19,175
	1,801 to 2,500 sq ft	du	\$13,206	\$6,082	\$1,184	\$780	\$553	\$2,253	\$455	\$24,513
	2,501 to 3,750 sq ft	du	\$15,873	\$8,532	\$1,376	\$992	\$642	\$2,772	\$579	\$30,766
	3,750 to 5,000 sq ft	du	\$18,370	\$8,901	\$1,596	\$1,145	\$745	\$3,212	\$669	\$34,638
	5,001 sq ft and over	du	\$19,837	\$9,049	\$1,684	\$1,235	\$788	\$3,391	\$722	\$36,706
251	Senior Adult Housing - Single Family	du	\$3,813	-	\$776	\$235	\$363	\$1,373	\$272	\$6,832
252	Senior Adult Housing - Multi-Family	du	\$2,587	-	\$776	\$235	\$363	\$1,373	\$272	\$5,606
TRANSIENT, ASSISTED GROUP:										
253	Congregate Care Facility	du	\$1,066	-	\$776	\$235	\$363	-	-	\$2,440
254	Assisted Living Facility	bed	\$1,340	-	\$73	\$6	\$34	-	-	\$1,453
320	Hotel/Motel	room	\$2,086	-	\$922	\$111	\$430	\$463	\$397	\$4,409
620	Nursing Home	1,000 sf	\$2,823	-	\$185	\$17	\$86	-	-	\$3,111
RECREATIONAL:										
411	Public Park	acre	\$630	-	\$38	\$11	\$20	-	-	\$699
416	Campground/RV Park	site	\$1,303	-	\$425	\$155	\$222	-	-	\$2,105
420	Marina	berth	\$1,294	-	\$113	\$19	\$59	-	-	\$1,485
492	Health/Fitness Club	1,000 sf	\$15,852	-	\$1,389	\$124	\$649	-	-	\$18,014
INSTITUTIONS:										
520	Elementary School (Private)	1,000 sf	\$4,139	-	\$784	\$88	\$409	-	-	\$5,420
522	Middle School (Private)	1,000 sf	\$4,139	-	\$803	\$88	\$398	-	-	\$5,428
525	High School (Private)	1,000 sf	\$3,653	-	\$567	\$80	\$296	-	-	\$4,596
540	College (Private)	1,000 sf	\$5,740	-	\$836	\$75	\$400	-	-	\$7,051
MEDICAL:										
610	Hospital	1,000 sf	\$5,412	-	\$1,247	\$237	\$651	-	-	\$7,547
630	Walk-In Clinic	1,000 sf	\$5,412	-	\$1,360	\$237	\$710	-	-	\$7,719
650	Free-Standing Emergency Room	1,000 sf	\$5,412	-	\$1,559	\$237	\$814	-	-	\$8,022
OFFICE:										
710	Office	1,000 sf	\$6,592	-	\$633	\$284	\$331	-	-	\$7,840
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$19,133	-	\$935	\$198	\$488	-	-	\$20,754
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$19,133	-	\$1,304	\$198	\$681	-	-	\$21,316
RETAIL:										
817	Nursery (Garden Center)	1,000 sf	\$8,277	-	\$2,085	\$185	\$974	-	-	\$11,521
822	Retail 40,000 sf gla or less	1,000 sf gla	\$6,999	-	\$1,861	\$325	\$972	-	-	\$10,157
821	Retail 40,001 to 150,000 sf gla	1,000 sf gla	\$9,034	-	\$2,503	\$290	\$1,307	-	-	\$13,134
820	Retail greater than 150,000 sf gla	1,000 sf gla	\$12,404	-	\$1,748	\$185	\$862	-	-	\$15,199
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$10,547	-	\$1,306	\$117	\$611	-	-	\$12,581
SERVICES:										
912	Bank/Financial Institution	1,000 sf	\$21,433	-	\$1,203	\$108	\$561	-	-	\$23,305
930	Fast Casual Restaurant	1,000 sf	\$32,036	-	\$2,812	\$251	\$1,313	-	-	\$36,412
931	Fine Dining Restaurant	1,000 sf	\$32,036	-	\$2,812	\$251	\$1,313	-	-	\$36,412
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$32,036	-	\$2,812	\$251	\$1,313	-	-	\$36,412
933	Fast Food Restaurant without Drive-Thru	1,000 sf	\$32,036	-	\$2,812	\$251	\$1,313	-	-	\$36,412
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$32,036	-	\$2,812	\$251	\$1,313	-	-	\$36,412
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$8,859	-	\$1,247	\$150	\$651	-	-	\$10,907
945	Gas Station w/Convenience Store 2,000 sq ft or more	fuel pos.	\$8,859	-	\$1,460	\$150	\$745	-	-	\$11,214
INDUSTRIAL:										
110	General Light Industrial	1,000 sf	\$3,201	-	\$255	\$41	\$133	-	-	\$3,630
150	Warehousing	1,000 sf	\$1,290	-	\$85	\$26	\$44	-	-	\$1,445
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