

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

ITE LUC	Land Use	Impact Unit	Phase IV (effective 3/4/2029)							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	\$794	\$256	\$396	\$1,180	\$258	\$7,376
	801 to 1,250 sq ft	du	\$6,782	\$3,379	\$879	\$419	\$450	\$1,302	\$284	\$13,495
	1,251 to 1,800 sq ft	du	\$10,168	\$4,883	\$1,036	\$608	\$484	\$1,892	\$414	\$19,485
	1,801 to 2,500 sq ft	du	\$13,206	\$6,082	\$1,291	\$780	\$603	\$2,426	\$530	\$24,918
	2,501 to 3,750 sq ft	du	\$16,967	\$8,532	\$1,501	\$992	\$700	\$3,024	\$676	\$32,392
	3,750 to 5,000 sq ft	du	\$19,630	\$8,901	\$1,741	\$1,145	\$813	\$3,504	\$781	\$36,515
	5,001 sq ft and over	du	\$21,315	\$9,049	\$1,837	\$1,235	\$859	\$3,699	\$842	\$38,836
251	Senior Adult Housing - Single Family	du	\$3,813	-	\$846	\$256	\$396	\$1,452	\$318	\$7,081
252	Senior Adult Housing - Multi-Family	du	\$2,587	-	\$846	\$256	\$396	\$1,452	\$318	\$5,855
TRANSIENT, ASSISTED GROUP:										
253	Congregate Care Facility	du	\$1,066	-	\$846	\$256	\$396	-	-	\$2,564
254	Assisted Living Facility	bed	\$1,462	-	\$79	\$6	\$37	-	-	\$1,584
320	Hotel/Motel	room	\$2,086	-	\$1,006	\$121	\$469	\$505	\$463	\$4,650
620	Nursing Home	1,000 sf	\$2,823	-	\$202	\$18	\$94	-	-	\$3,137
RECREATIONAL:										
411	Public Park	acre	\$630	-	\$38	\$12	\$20	-	-	\$700
416	Campground/RV Park	site	\$1,303	-	\$425	\$169	\$222	-	-	\$2,119
420	Marina	berth	\$1,411	-	\$113	\$21	\$59	-	-	\$1,604
492	Health/Fitness Club	1,000 sf	\$17,293	-	\$1,515	\$135	\$708	-	-	\$19,651
INSTITUTIONS:										
520	Elementary School (Private)	1,000 sf	\$4,515	-	\$784	\$96	\$409	-	-	\$5,804
522	Middle School (Private)	1,000 sf	\$4,515	-	\$803	\$96	\$419	-	-	\$5,833
525	High School (Private)	1,000 sf	\$3,985	-	\$567	\$87	\$296	-	-	\$4,935
540	College (Private)	1,000 sf	\$6,262	-	\$907	\$82	\$436	-	-	\$7,687
MEDICAL:										
610	Hospital	1,000 sf	\$5,904	-	\$1,247	\$258	\$651	-	-	\$8,060
630	Walk-In Clinic	1,000 sf	\$5,904	-	\$1,360	\$258	\$710	-	-	\$8,232
650	Free-Standing Emergency Room	1,000 sf	\$5,904	-	\$1,559	\$258	\$814	-	-	\$8,535
OFFICE:										
710	Office	1,000 sf	\$7,191	-	\$633	\$305	\$331	-	-	\$8,460
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$20,872	-	\$935	\$216	\$488	-	-	\$22,511
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$20,872	-	\$1,304	\$216	\$681	-	-	\$23,073
RETAIL:										
817	Nursery (Garden Center)	1,000 sf	\$8,846	-	\$2,274	\$202	\$1,062	-	-	\$12,384
822	Retail 40,000 sf gla or less	1,000 sf gla	\$6,999	-	\$1,861	\$354	\$972	-	-	\$10,186
821	Retail 40,001 to 150,000 sf gla	1,000 sf gla	\$9,855	-	\$2,503	\$316	\$1,307	-	-	\$13,981
820	Retail greater than 150,000 sf gla	1,000 sf gla	\$13,531	-	\$1,748	\$202	\$913	-	-	\$16,394
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$11,506	-	\$1,425	\$127	\$666	-	-	\$13,724
SERVICES:										
912	Bank/Financial Institution	1,000 sf	\$21,433	-	\$1,312	\$118	\$612	-	-	\$23,475
930	Fast Casual Restaurant	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	\$39,721
931	Fine Dining Restaurant	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	\$39,721
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	\$39,721
933	Fast Food Restaurant without Drive-Thru	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	\$39,721
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	\$39,721
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$9,664	-	\$1,247	\$163	\$651	-	-	\$11,725
945	Gas Station w/Convenience Store 2,000 sq ft or more	fuel pos.	\$9,664	-	\$1,540	\$163	\$804	-	-	\$12,171
INDUSTRIAL:										
110	General Light Industrial	1,000 sf	\$3,201	-	\$255	\$45	\$133	-	-	\$3,634
150	Warehousing	1,000 sf	\$1,374	-	\$85	\$28	\$44	-	-	\$1,531
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