



City of Casselberry

Public Works Department

95 Triplet Lake Drive, Casselberry, Florida 32707 ▪ Telephone (407) 262-7725
Fax (407) 262-7767 ▪ www.casselberry.org

July 31, 2018

RE: Informational Guide for Impact Fees

Dear Builder/Owner:

The City Commission adopted Multi-Modal, Water, Sewer, Law Enforcement, Fire & Rescue, and City Parks impact fees to fund the necessary growth-related improvements to City facilities and services. The City's impact fees are based on land/building use and/or water meter size, as related on the following pages. The City will provide an Impact Fee Statement during the Engineering or Building Permit application process. Please note that the City impact fees are *separate* from fees that may be required by Seminole County. Contact Seminole County government at (407) 665-7474 to discuss the County impact fee program.

You should contact the City of Casselberry's Public Works Department if:

- Your type of building/land use is not clearly one of the Land Use Categories listed on the fee schedule
- You have multiple businesses located on the same property
- You believe your impact is less than the standard assumptions

Complete ordinances related to impact fees are linked below:

- [Multi-Modal, Law Enforcement, Fire & Rescue, and City Parks](#)
- [Water System Development Charge](#)
- [Sewer System Development Charge](#)

ALL fees owed to the City of Casselberry are collected at the time of issuance of a Building Permit by the City. Water and sewer impact fees for properties outside of City limits will be collected at the time of issuance of the Engineering Permit by the City.

Please feel free to contact us with any questions:

For Water and Sewer:

Alice Jariz, EI
Water Resources Engineer
(407) 262-7725 ext. 1761
ajariz@casselberry.org

For Multi-Modal, Law Enforcement, Fire, and Parks:

Craig Sonner, PE
Construction & Permitting Manager
(407) 262-7725 ext. 1237
csonner@casselberry.org



Construction Requiring an Impact Fee Assessment

Impact Fees are assessed for ALL construction and changes of use, except:

- Accessory-only structures, including:
 - * Temporary construction trailers
 - * Swimming Pools
 - * Screen rooms/porches for residences
 - * Signs
 - * Wells or Septic Tanks
 - * Accessory structures on residential lots (e.g. sheds)
 - * Interior remodeling, such as moving a wall, provided that there is no change in use, addition of dwelling units, or additional square footage
 - * Driveway or parking lot paving
 - * Change of electrical service
 - * Re-roofing of existing structures
 - * Repair or replacement of mechanical systems, wiring or plumbing
 - * Any sub-permit to new construction
 - * Permits for historical documentation

Note:

Please be as clear as possible on your Building Permit Application about the prior use of the property. This will assist City staff in making a correct assessment of the impact fees due, including providing appropriate credit for the previous use.

Additional Note:

Seminole County impact fees are NOT assessed or collected by the City, except for Fire & Rescue impact fees. For information on Seminole County impact fees, contact Seminole County government at (407) 665-7474.



Multi-Modal Impact Fee Schedule

Summary by Land Use

Effective August 12, 2013 – Citywide – Page 1 of 2

Land Use Category	Impact Fee Rate
<u>Residential</u>	
Single Family Detached Home	\$800.00 /per dwelling unit
Multi-Family (Apartment)	517.00 /per dwelling unit
Condominium/Townhouse	451.00 /per dwelling unit
Mobile Home/RV Park Site	800.00 /per dwelling unit
Mobile Home Park	293.00 /per dwelling unit
Hotel	407.00 /per room
Motel	287.00 /per room
<u>Commercial/Recreational</u>	
Golf Course	\$3,300.00 /per hole
Bowling Alley	2,374.00 /per 1,000 square feet
Movie Theater	3,048.00 /per screen
Racquet/Fitness/Health Club	799.00 /per 1,000 square feet
<u>Institutional</u>	
Elementary School (Private)	\$67.00 /per student
Middle School (Private)	96.00 /per student
High School (Private)	102.00 /per student
University/Jr College with ≤7,500 students (Private)	185.00 /per student
University/Jr College with >7,500 students (Private)	138.00 /per student
Church	485.00 /per 1,000 square feet
Day Care Center	1,547.00 /per 1,000 square feet
Hospital	1,044.00 /per 1,000 square feet
Nursing Home	94.00 /per bed
<u>Office</u>	
Office ≤ 100,000 square feet	\$957.00 /per 1,000 square feet
Office 100,001 - 200,000 square feet	809.00 /per 1,000 square feet
Office > 200,000 square feet	685.00 /per 1,000 square feet
Medical Office/Clinic ≤10,000 square feet	1,815.00 /per 1,000 square feet
Medical Office/Clinic >10,000 square feet	2,643.00 /per 1,000 square feet
<u>Retail</u>	
Hardware Store	\$773.00 /per 1,000 square feet
Retail <50,000 square feet	1,305.00 /per 1,000 square feet
Retail 50,000 - 199,999 square feet	1,262.00 /per 1,000 square feet
Retail 200,000 - 399,999 square feet	1,195.00 /per 1,000 square feet
Retail ≥400,000 square feet	1,182.00 /per 1,000 square feet



Multi-Modal Impact Fee Schedule

Summary by Land Use

Effective August 12, 2013 – Citywide – Page 2 of 2

Retail (cont'd)

Automobile Sales	\$1,508.00	/per 1,000 square feet
Tire Store	980.00	/per 1,000 square feet
Supermarket	1,753.00	/per 1,000 square feet
Convenience Market: 24-Hours	6,293.00	/per 1,000 square feet
Convenience Market: With Gas Pumps	4,598.00	/per 1,000 square feet
Home Improvement Superstore	728.00	/per 1,000 square feet
Pharmacy/Drug Store	929.00	/per 1,000 square feet
Furniture Store	257.00	/per 1,000 square feet
Bank/Savings: Walk-In	2,026.00	/per 1,000 square feet
Bank/Savings: Drive-Thru	2,662.00	/per 1,000 square feet
Restaurant: Quality/Local	3,307.00	/per 1,000 square feet
Restaurant: High Turnover	3,942.00	/per 1,000 square feet
Restaurant: Fast Food with Drive-Thru	8,828.00	/per 1,000 square feet
Auto Service and Gas Station	1,062.00	/per fueling stall
Convenience/Gas/Fast Food	12,395.00	/per 1,000 square feet

Industrial

Light Industrial	\$508.00	/per 1,000 square feet
Manufacturing	278.00	/per 1,000 square feet
Warehouse	259.00	/per 1,000 square feet
Mini-Warehouse	11.00	/per storage unit



Law Enforcement Impact Fee Schedule

Summary by Land Use

Effective August 12, 2013 – Citywide – Page 1 of 2

Land Use Category	Impact Fee Rate
<u>Residential</u>	
Single Family Detached Home	\$484.05 /per dwelling unit
Multi-Family (Apartment)	299.28 /per dwelling unit
Condominium/Townhouse	299.28 /per dwelling unit
Mobile Home/RV Park Site	320.10 /per dwelling unit
Mobile Home Park	320.10 /per dwelling unit
Hotel	176.96 /per room
Motel	176.96 /per room
<u>Commercial/Recreational</u>	
Golf Course	\$281.06 /per hole
Bowling Alley	484.05 /per 1,000 square feet
Movie Theater	1,556.24 /per screen
Racquet/Fitness/Health Club	299.28 /per 1,000 square feet
<u>Institutional</u>	
Elementary School (Private)	\$15.61 /per student
Middle School (Private)	18.22 /per student
High School (Private)	20.82 /per student
University/Jr College with ≤7,500 students (Private)	26.02 /per student
University/Jr College with >7,500 students (Private)	18.22 /per student
Church	132.72 /per 1,000 square feet
Day Care Center	231.61 /per 1,000 square feet
Hospital	356.53 /per 1,000 square feet
Nursing Home	197.78 /per bed
<u>Office</u>	
Office ≤ 100,000 square feet	\$309.69 /per 1,000 square feet
Office 100,001 - 200,000 square feet	262.84 /per 1,000 square feet
Office > 200,000 square feet	221.20 /per 1,000 square feet
Medical Office/Clinic ≤10,000 square feet	296.67 /per 1,000 square feet
Medical Office/Clinic >10,000 square feet	432.00 /per 1,000 square feet
<u>Retail</u>	
Hardware Store	\$299.28 /per 1,000 square feet
Retail <50,000 square feet	637.59 /per 1,000 square feet
Retail 50,000 - 199,999 square feet	551.71 /per 1,000 square feet
Retail 200,000 - 399,999 square feet	608.96 /per 1,000 square feet
Retail ≥400,000 square feet	634.99 /per 1,000 square feet



Law Enforcement Impact Fee Schedule

Summary by Land Use

Effective August 12, 2013 – Citywide – Page 2 of 2

Retail (cont'd)

Automobile Sales	\$392.99	/per 1,000 square feet
Tire Store	277.90	/per 1,000 square feet
Supermarket	533.49	/per 1,000 square feet
Convenience Market: 24-Hours	1,423.51	/per 1,000 square feet
Convenience Market: With Gas Pumps	1,517.20	/per 1,000 square feet
Home Improvement Superstore	471.03	/per 1,000 square feet
Pharmacy/Drug Store	510.07	/per 1,000 square feet
Furniture Store	62.46	/per 1,000 square feet
Bank/Savings: Walk-In	614.17	/per 1,000 square feet
Bank/Savings: Drive-Thru	593.35	/per 1,000 square feet
Restaurant: Quality/Local	1,774.84	/per 1,000 square feet
Restaurant: High Turnover	1,764.43	/per 1,000 square feet
Restaurant: Fast Food with Drive-Thru	2,316.14	/per 1,000 square feet
Auto Service and Gas Station	515.28	/per fueling stall
Convenience/Gas/Fast Food	1,860.72	/per 1,000 square feet

Industrial

Light Industrial	\$179.57	/per 1,000 square feet
Manufacturing	130.12	/per 1,000 square feet
Warehouse	72.87	/per 1,000 square feet
Mini-Warehouse	18.22	/per storage unit



Fire & Rescue Impact Fee Schedule

Summary by Land Use

Effective August 12, 2013 – Citywide – Page 1 of 2

Land Use Category	Impact Fee Rate
<u>Residential</u>	
Single Family Detached Home	\$522.12 /per dwelling unit
Multi-Family (Apartment)	322.82 /per dwelling unit
Condominium/Townhouse	322.82 /per dwelling unit
Mobile Home/RV Park Site	345.27 /per dwelling unit
Mobile Home Park	345.27 /per dwelling unit
Hotel	190.88 /per room
Motel	190.88 /per room
<u>Commercial/Recreational</u>	
Golf Course	\$303.17 /per hole
Bowling Alley	522.12 /per 1,000 square feet
Movie Theater	1,678.65 /per screen
Racquet/Fitness/Health Club	322.82 /per 1,000 square feet
<u>Institutional</u>	
Elementary School (Private)	\$16.84 /per student
Middle School (Private)	19.65 /per student
High School (Private)	22.46 /per student
University/Jr College with ≤7,500 students (Private)	28.07 /per student
University/Jr College with >7,500 students (Private)	19.65 /per student
Church	143.16 /per 1,000 square feet
Day Care Center	249.83 /per 1,000 square feet
Hospital	384.57 /per 1,000 square feet
Nursing Home	213.34 /per bed
<u>Office</u>	
Office ≤ 100,000 square feet	\$334.04 /per 1,000 square feet
Office 100,001 - 200,000 square feet	283.52 /per 1,000 square feet
Office > 200,000 square feet	238.60 /per 1,000 square feet
Medical Office/Clinic ≤10,000 square feet	320.01 /per 1,000 square feet
Medical Office/Clinic >10,000 square feet	465.98 /per 1,000 square feet
<u>Retail</u>	
Hardware Store	\$322.82 /per 1,000 square feet
Retail <50,000 square feet	687.74 /per 1,000 square feet
Retail 50,000 - 199,999 square feet	595.11 /per 1,000 square feet
Retail 200,000 - 399,999 square feet	656.86 /per 1,000 square feet
Retail ≥400,000 square feet	684.93 /per 1,000 square feet



Fire & Rescue Impact Fee Schedule

Summary by Land Use

Effective August 12, 2013 – Citywide – Page 2 of 2

Retail (cont'd)

Automobile Sales	\$392.99	/per 1,000 square feet
Tire Store	277.90	/per 1,000 square feet
Supermarket	575.46	/per 1,000 square feet
Convenience Market: 24-Hours	1,535.48	/per 1,000 square feet
Convenience Market: With Gas Pumps	1,636.54	/per 1,000 square feet
Home Improvement Superstore	508.09	/per 1,000 square feet
Pharmacy/Drug Store	550.19	/per 1,000 square feet
Furniture Store	67.37	/per 1,000 square feet
Bank/Savings: Walk-In	662.48	/per 1,000 square feet
Bank/Savings: Drive-Thru	640.02	/per 1,000 square feet
Restaurant: Quality/Local	1,914.44	/per 1,000 square feet
Restaurant: High Turnover	1,903.21	/per 1,000 square feet
Restaurant: Fast Food with Drive-Thru	2,498.32	/per 1,000 square feet
Auto Service and Gas Station	555.81	/per fueling stall
Convenience/Gas/Fast Food	2,007.08	/per 1,000 square feet

Industrial

Light Industrial	\$193.69	/per 1,000 square feet
Manufacturing	140.36	/per 1,000 square feet
Warehouse	78.60	/per 1,000 square feet
Mini-Warehouse	19.65	/per storage unit



City Parks Fee Schedule

Summary by Land Use; Assessed to Residential Uses Only

Effective August 12, 2013 – Citywide

Residential

Single-Family Detached Home	\$438.28	/per dwelling unit
Multi-Family (Apartment)	270.46	/per dwelling unit
Condominium/Townhouse	270.46	/per dwelling unit
Mobile Home/RV Park Site	290.02	/per dwelling unit
Mobile Home Park	290.02	/per dwelling unit



Water & Sewer System Development Charge Schedule

Summary by Land Use and Meter Size
Effective February 1, 2018 – Utility-Wide

Residential Per dwelling unit	WATER BENEFIT FEE		SEWER BENEFIT FEE	
	In City	Outside City	In City	Outside City
Single-Family	\$600	\$735.00	\$1,324	\$1,621.90
Multi-Family	\$451	\$552.48	\$993	\$1,216.43
Non-Residential Per meter	In City	Outside City	In City	Outside City
5/8" x 3/4" Meter	\$600	\$735.00	\$1,324	\$1,621.90
1" Meter	\$1,500	\$1,837.50	\$3,310	\$4,054.75
1-1/2" Meter	\$3,000	\$3,675.00	\$6,620	\$9,620.00
2" Meter	\$4,800	\$5,880.00	\$10,592	\$12,975.20
3" Meter	\$9,000	\$11,025.00	\$19,860	\$24,328.50
4" Meter	\$15,000	\$18,375.00	\$33,100	\$40,547.50
6" Meter	\$30,000	\$36,750.00	\$66,200	\$81,095.00
8" Meter	\$48,000	\$58,800.00	\$105,920	\$129,752.00
10" Meter	\$75,000	\$91,875.00	\$165,500	\$202,737.50

Water & Sewer Connection Fee Schedule

Summary by Connection Size
Effective February 1, 2018 – Utility-Wide

	WATER TAPPING FEES		RECLAIMED TAPPING FEES
	In City	Outside City	In City*
5/8" x 3/4" Meter	\$540	\$661.50	\$270
1" Meter	\$610	\$747.25	\$310
1-1/2" Meter	\$680	\$833.00	\$340
2" Meter**	\$790	\$967.75	\$400
	SEWER CONNECTION FEES		
	In City		Outside City
4" Lateral	\$2,540		\$3,111.50
6" Lateral	\$2,560		\$3,136.00

*Reclaimed water is not available outside city limits.

**All costs germane to the installation from the customer's meter to the existing main lines shall be paid by the owner for all meters greater than 2" in size. The property owner will be required to employ a qualified contractor to install a tap greater than 2" in size, and must seek City approval prior to the tap.



Water Meter Installation Fee Schedule

Summary by Meter Size

Effective February 1, 2018 – Utility-Wide

	Residential		Irrigation		Reclaimed
	In City	Outside City	In City	Outside City	In City
5/8" x 3/4" Meter	\$220	\$269.50	\$220	\$269.50	\$110
1" Meter	\$280	\$343.00	N/A	N/A	\$140
1-1/2" Meter	\$530	\$649.25	N/A	N/A	\$260
2" Meter*	\$690	\$845.25	N/A	N/A	\$340

*The property owner must purchase and install all meters greater than 2", and must seek City approval before purchasing meters. All meters must be inspected by the City prior to use. Meter installation charges must be paid to the City in advance, upon application for installation. The meter installation cost shown does not include backflow prevention devices.