



2016 Impact Fee Program

Information Sheet

Department of Planning & Community Development

101 Old Main Street, Bradenton, FL 34205

Phone: (941) 932-9400

www.cityofbradenton.com

APPLICABILITY:

All development for which a Building Permit is sought on or after April 18, 2016 is subject to payment of the appropriate Impact Fees, unless otherwise exempt, as determined below or by the Director of Planning & Community Development.

IMPACT FEE SCHEDULE*

	<u>Residential</u>	<u>Non-Residential</u>
Parks	\$.36 per sq. ft.	N/A

Impact Fees for Parks are based upon gross floor area. This includes total area of floors of a building measured to the outside surfaces of the exterior walls, including but not limited to halls, stairways and elevator shafts. Garages, screened pool enclosures, and non-enclosed porches are exempt.

	<u>Residential</u>	<u>Non-Residential</u>
Police	\$0.155 per sq. ft.	\$.0155 per sq. ft.
Fire	\$0.105 per sq. ft.	\$0.247 per sq. ft.

Impact Fees for Police and Fire Protection are based upon gross floor area. This includes total area of all floors of a building measured to the outside surfaces of the exterior walls, including but not limited to halls, stairways and elevator shafts, garages, pool enclosures and enclosed and non-enclosed porches.

Roads

Roads Impact Fees shall be calculated based on the attached schedule (page 4).



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Water \$62.24 per fixture unit value

Sewer \$81.34 per fixture unit value

Water and Sewer Impact Fees are charged for the unit value of each fixture type. Please refer to the Impact Fees Application for a determination of applicable values.

Schools*

April 18 to April 18, 2017: 50 percent of the maximum allowed rate.

Single-family/detached.....	\$3,269.37**
Townhouse.....	\$3,458.24**
Mobile Home.....	\$746.39**
Multi-family.....	\$1,779.62**

April 18, 2017 to April 18, 2018: 75 percent of the maximum allowed rate.

Single-family/detached.....	\$4,904.56**
Townhouse.....	\$5,187.36**
Mobile Home.....	\$1,119.08**
Multi-family.....	\$2,669.43**

School Impact Fees are charged per dwelling unit. Please see above chart for fees applicable to dwelling type.

* 50% of Supportable Rates from Manatee County School Impact Fee Study Adopted January, 7 2016 (Manatee County Ordinance 16-03)

** DOES INCLUDE: A non-refundable 1% Administrative Fee. Please refer to Manatee County School Impact Fee Ordinance 16-03, Sec. 2-29-87.

PAYMENT OF IMPACT FEES

Parks, Police, Fire and School Impact Fees are due prior to the issuance of a Certificate of Occupancy, or other final approval. Impact Fees for additions to existing buildings are due prior to the first final inspection. Water and Sewer Impact Fees are due prior to the first final inspection. **NOTE:** If your permit expires, you will have to pay the Impact Fee in effect at the time of your re-application.



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GENERAL EXEMPTIONS

A claim for exemption must be made no later than at the time of application for a building permit. Any claim not so made will be deemed waived. There are no use exemptions; however, certain types of activities are exempt from Impact Fees, as follows:

1. The replacement of a building or structure with a new building or structure of the same size and use, and where no additional impact to the Impact Fee category is created. Water and Sewer Impact Fees may be waived when replacing a single-family home with another single-family home, at the discretion of the Building Official.
2. Alterations or expansion of an existing building where no additional square footage is created, where the use is not changed, and where no additional demand for parks, police, fire, water or sewer services will be created.
3. The construction of accessory buildings or structures, not including garages, unless such construction is determined by the Director of Planning & Community Development to be an expansion or extension of the principal use for which Impact Fees are payable.
4. The installation of a replacement mobile home on a lot or other such site when an Impact Fee for such mobile home site has previously been paid, or where a mobile home legally existed on such site on or prior to the effective date of the Impact Fee.
5. Mobile homes used for temporary construction purposes.

A partial or full waiver of Impact Fees may be allowable for certain Planned Redevelopment Projects (PRPs) at the discretion of the PCD Director.

CREDITS

Impact Fee Credits are available for certain private improvements or contributions. Any claim for Impact Fee Credit must be filed with the PCD Department no later than the time of application for a building permit. Please refer to the Impact Fee Credit Application.

REFUND OF IMPACT FEES

If your building permit expires and no construction has commenced, then you are entitled to a refund of the paid Impact Fee. Any claim for a refund must be filed with the PCD Department within 30 days of the building permit expiration date.

APPEAL OF IMPACT FEES

You may file an appeal of an Impact Fee to the Bradenton City Council within 15 days of the PCD Director's final determination of your Impact Fee(s).

CONTACT

For more information, please contact the City of Bradenton Building Official at 941-932-9400.



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ROADS IMPACT FEE SCHEDULE

RESIDENTIAL CATEGORIES (PER HOUSING UNIT)

Single Family Detached

0-2 BEDROOMS	\$1,677.11
3 BEDROOMS	\$2,073.50
4+ BEDROOMS	\$2,833.50

Townhouse / Duplex

0-1 BEDROOM	\$1,084.08
2 BEDROOMS	\$1,173.04
3+ BEDROOMS	\$1,728.09

Mobile Homes

0-1 BEDROOM	\$804.74
2 BEDROOMS	\$1,067.44
3+ BEDROOMS	\$1,619.88

*Multi-Family (per each unit)

0-1 BEDROOM	\$1,253.67
2 BEDROOMS	\$1,363.95
3+ BEDROOMS	\$2,386.65

* Fee should be calculated for each individual unit's total number of bedrooms.

NON-RESIDENTIAL CATEGORIES (PER 1000 SQ. FEET UNLESS NOTED OTHERWISE)

Commercial Shopping Center 25,000 SF or Less	\$4,708.81
Commercial Shopping Center 25,001-100,000 SF	\$3,784.82
Commercial Shopping Center 100,001 SF or More	\$2,784.08
Office 25,000 SF or Less	\$2,142.68
Office 25,001-100,000 SF	\$1,824.32
Office 100,001 SF or More	\$1,552.78
Business Park	\$1,493.48
Medical or Dental Office Building	\$4,228.67
Nursing Home	\$678.85
Hospital	\$1,963.73
Day Care (per student)	\$529.03
Lodging (per room, RV pad or boat slip)	\$962.88
Mini-Warehouse	\$292.35
Warehousing	\$580.53
Manufacturing	\$446.84
Light Industrial	\$815.66
Church (w/o weekday school or daycare)	\$292.35