

**Manatee County Impact Fees
(Including Education Impact Fees)**

Effective September 9, 2026



RESIDENTIAL (Per Housing Unit)

Education Facilities	Alternative Transportation				Law Enforce- ment	Libraries	Parks & Natural Resources	Public Safety	Admin Sur- charge	Total Fee			
	NE District	NW District	SE District	SW District						NE District	NW District	SE District	SW District

SINGLE-FAMILY DETACHED

750 sq ft or less	\$2,710	\$7,439	\$7,439	\$7,439	\$7,439	\$566	\$242	\$2,544	\$200	\$119	\$13,820	\$13,820	\$13,820	\$13,820
751 - 1000 sq ft	\$4,815	\$9,648	\$9,648	\$9,648	\$9,648	\$583	\$249	\$2,614	\$206	\$155	\$18,270	\$18,270	\$18,270	\$18,270
1001 - 1300 sq ft	\$7,055	\$12,226	\$12,226	\$12,226	\$12,226	\$600	\$255	\$2,684	\$210	\$203	\$23,233	\$23,233	\$23,233	\$23,233
1301 - 1700 sq ft	\$7,814	\$15,628	\$15,628	\$15,628	\$15,628	\$695	\$295	\$3,105	\$244	\$240	\$28,021	\$28,021	\$28,021	\$28,021
1701 sq ft or more	\$8,424	\$19,768	\$19,768	\$19,768	\$19,768	\$986	\$419	\$4,404	\$345	\$295	\$34,641	\$34,641	\$34,641	\$34,641

SINGLE-FAMILY ATTACHED/TOWNHOME/DUPLEX

750 sq ft or less	\$2,710	\$6,843	\$6,843	\$6,843	\$6,843	\$566	\$242	\$2,544	\$200	\$114	\$13,219	\$13,219	\$13,219	\$13,219
751 - 1000 sq ft	\$4,815	\$8,862	\$8,862	\$8,862	\$8,862	\$583	\$249	\$2,614	\$206	\$148	\$17,477	\$17,477	\$17,477	\$17,477
1001 - 1300 sq ft	\$7,055	\$11,223	\$11,223	\$11,223	\$11,223	\$600	\$255	\$2,684	\$210	\$194	\$22,221	\$22,221	\$22,221	\$22,221
1301 - 1700 sq ft	\$7,814	\$14,333	\$14,333	\$14,333	\$14,333	\$695	\$295	\$3,105	\$244	\$228	\$26,714	\$26,714	\$26,714	\$26,714
1701 sq ft or more	\$8,424	\$18,117	\$18,117	\$18,117	\$18,117	\$986	\$419	\$4,404	\$345	\$280	\$32,975	\$32,975	\$32,975	\$32,975

MULTIFAMILY

750 sq ft or less	\$2,710	\$5,184	\$5,184	\$5,184	\$5,184	\$510	\$194	\$2,035	\$160	\$93	\$10,886	\$10,886	\$10,886	\$10,886
751 - 1000 sq ft	\$4,815	\$6,704	\$6,704	\$6,704	\$6,704	\$527	\$200	\$2,105	\$166	\$123	\$14,640	\$14,640	\$14,640	\$14,640
1001 - 1300 sq ft	\$7,055	\$8,504	\$8,504	\$8,504	\$8,504	\$538	\$205	\$2,158	\$170	\$163	\$18,793	\$18,793	\$18,793	\$18,793
1301 - 1700 sq ft	\$7,814	\$13,749	\$13,749	\$13,749	\$13,749	\$622	\$239	\$2,509	\$198	\$216	\$25,347	\$25,347	\$25,347	\$25,347
1701 sq ft or more	\$8,424	\$13,749	\$13,749	\$13,749	\$13,749	\$622	\$239	\$2,509	\$198	\$218	\$25,959	\$25,959	\$25,959	\$25,959

MOBILE HOME (PARK)

750 sq ft or less	\$2,710	\$6,693	\$6,693	\$6,693	\$6,693	\$454	\$194	\$2,035	\$160	\$106	\$12,352	\$12,352	\$12,352	\$12,352
751 - 1000 sq ft	\$4,815	\$6,693	\$6,693	\$6,693	\$6,693	\$454	\$194	\$2,035	\$160	\$121	\$14,472	\$14,472	\$14,472	\$14,472
1001 - 1300 sq ft	\$7,055	\$6,693	\$6,693	\$6,693	\$6,693	\$454	\$194	\$2,035	\$160	\$145	\$16,736	\$16,736	\$16,736	\$16,736
1301 - 1700 sq ft	\$7,814	\$6,693	\$6,693	\$6,693	\$6,693	\$454	\$194	\$2,035	\$160	\$146	\$17,496	\$17,496	\$17,496	\$17,496
1701 sq ft or more	\$8,424	\$6,693	\$6,693	\$6,693	\$6,693	\$454	\$194	\$2,035	\$160	\$148	\$18,108	\$18,108	\$18,108	\$18,108

-Residential Rate Notes

- Rates shown on this schedule are the rates supported by Florida Statute Section 163.31801(6)(g).
- Residential land uses are assessed per dwelling unit.
- Mobile Homes located elsewhere than a mobile home park are assessed at the Single Family Detached dwelling unit rate.
- For questions regarding Educational Facility Fees (Ord. 24-22), please contact the School District of Manatee County Construction Services Department.

**Manatee County Impact Fees
(Including Education Impact Fees)**

Effective September 9, 2025



NONRESIDENTIAL (Per 1000 square feet except, lodging, congregate care and gas station)

	<u>Unit</u>	<u>Alternative Transportation</u>				<u>Law Enforce- ment</u>		<u>Public Safety</u>	<u>Admin Sur- charge</u>	<u>Total Fee</u>			
		<u>NE District</u>	<u>NW District</u>	<u>SE District</u>	<u>SW District</u>					<u>NE District</u>	<u>NW District</u>	<u>SE District</u>	<u>SW District</u>
Congregate Care/Assisted Living	DU	\$1,788	\$1,788	\$1,788	\$1,788	\$542		\$187	\$23	\$2,540	\$2,540	\$2,540	\$2,540
Light Industrial	1,000 sf	\$8,059	\$8,059	\$8,059	\$8,059	\$254		\$93	\$76	\$8,482	\$8,428	\$8,482	\$8,482
Manufacturing	1,000 sf	\$7,867	\$7,867	\$7,867	\$7,867	\$299		\$110	\$74	\$8,350	\$8,350	\$8,350	\$8,350
Warehouse	1,000 sf	\$3,385	\$3,385	\$3,385	\$3,385	\$68		\$25	\$31	\$3,509	\$3,509	\$3,509	\$3,509
Mini-Warehouse	1,000 sf	\$1,641	\$1,641	\$1,641	\$1,641	\$17		\$6	\$15	\$1,679	\$1,679	\$1,679	\$1,679
Lodging	room/pad	\$3,911	\$3,911	\$3,911	\$3,911	\$587		\$216	\$42	\$4,756	\$4,756	\$4,756	\$4,756
Daycare/School	1,000 sf	\$25,301	\$25,301	\$25,301	\$25,301	\$480		\$176	\$234	\$26,191	\$26,191	\$26,191	\$26,191
Hospital	1,000 sf	\$19,490	\$19,490	\$19,490	\$19,490	\$722		\$265	\$184	\$20,661	\$20,661	\$20,661	\$20,661
Nursing Home	1,000 sf	\$5,385	\$5,385	\$5,385	\$5,385	\$1,456		\$535	\$66	\$7,442	\$7,442	\$7,442	\$7,442
Office & Other Srvices	1,000 sf	\$17,953	\$17,953	\$17,953	\$17,953	\$536		\$197	\$168	\$18,854	\$18,854	\$18,854	\$18,854
Commercial/Shopping Center less than 40,000 sfgla	1,000 sf	\$13,174	\$13,174	\$13,174	\$13,174	\$1,112		\$409	\$132	\$14,827	\$14,827	\$14,827	\$14,827
Commercial/Shopping Center less than 40,000 to 150,000 sfgla	1,000 sf	\$25,660	\$25,660	\$25,660	\$25,660	\$1,546		\$568	\$250	\$28,024	\$28,024	\$28,024	\$28,024
Commercial/Shopping Center less greater than 150,000 sfgla	1,000 sf	\$26,929	\$26,929	\$26,929	\$26,929	\$1,061		\$390	\$255	\$28,635	\$28,635	\$28,653	\$28,635
Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$25,812	\$25,812	\$25,812	\$25,812	\$745		\$274	\$241	\$27,072	\$27,072	\$27,072	\$27,072
Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	\$39,673	\$39,673	\$39,673	\$39,673	\$1,174		\$431	\$372	\$41,650	\$41,650	\$41,650	\$41,650
Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	\$51,887	\$51,887	\$51,887	\$51,887	\$1,529		\$562	\$486	\$54,464	\$54,464	\$54,464	\$54,464

-Non-Residential Rate Notes

- Rates shown on this schedule are the rates supported by Florida Statute Section 163.31801(6)(g)
- Medical Offices are assessed at the Office Rate.
- Lodging is assessed per room.
- Gas Stations are assessed per fueling position.