

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

Effective September 9, 2026



RESIDENTIAL (Per Housing Unit)

	<u>Education Facilities</u>	<u>Alternative Transportation</u>				<u>Parks & Natural Resources</u>	<u>Law Enforce- ment</u>	<u>Public Safety</u>	<u>Libraries</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>
SINGLE-FAMILY DETACHED														
750 sq ft or less	\$2,710	\$7,439	\$7,439	\$7,439	\$7,439	\$2,544	\$566	\$200	\$242	\$119	\$13,820.00	\$13,820.00	\$13,820.00	\$13,820.00
751 - 1000 sq ft	\$4,815	\$9,648	\$9,648	\$9,648	\$9,648	\$2,614	\$583	\$206	\$249	\$155	\$18,270.00	\$18,270.00	\$18,270.00	\$18,270.00
1001 - 1300 sq ft	\$7,055	\$12,226	\$12,226	\$12,226	\$12,226	\$2,684	\$600	\$210	\$255	\$203	\$23,233.00	\$23,233.00	\$23,233.00	\$23,233.00
1301 - 1700 sq ft	\$7,814	\$15,628	\$15,628	\$15,628	\$15,628	\$3,105	\$695	\$244	\$295	\$240	\$27,661.00	\$27,661.00	\$27,661.00	\$27,661.00
1701 - 2200 sq ft	\$8,424	\$19,768	\$19,768	\$19,768	\$19,768	\$4,404	\$986	\$345	\$419	\$295	\$34,641.00	\$34,641.00	\$34,641.00	\$34,641.00
2201 or more sq ft	\$8,424	\$19,768	\$19,768	\$19,768	\$19,768	\$4,404	\$986	\$345	\$419	\$295	\$34,641.00	\$34,641.00	\$34,641.00	\$34,641.00
SINGLE-FAMILY ATTACHED/TOWNHOME/DUPLEX														
750 sq ft or less	\$2,710	\$6,843	\$6,843	\$6,843	\$6,843	\$2,544	\$566	\$200	\$242	\$114	\$13,219.00	\$13,219.00	\$13,219.00	\$13,219.00
751 - 1000 sq ft	\$4,815	\$8,862	\$8,862	\$8,862	\$8,862	\$2,614	\$583	\$206	\$249	\$148	\$17,477.00	\$17,477.00	\$17,477.00	\$17,477.00
1001 - 1300 sq ft	\$7,055	\$11,223	\$11,223	\$11,223	\$11,223	\$2,684	\$600	\$210	\$255	\$194	\$22,221.00	\$22,221.00	\$22,221.00	\$22,221.00
1301 - 1700 sq ft	\$7,814	\$14,333	\$14,333	\$14,333	\$14,333	\$3,105	\$695	\$244	\$295	\$228	\$26,714.00	\$26,714.00	\$26,714.00	\$26,714.00
1701 - 2200 sq ft	\$8,424	\$18,117	\$18,117	\$18,117	\$18,117	\$4,404	\$986	\$345	\$419	\$280	\$32,975.00	\$32,975.00	\$32,975.00	\$32,975.00
2201 or more sq ft	\$8,424	\$18,117	\$18,117	\$18,117	\$18,117	\$4,404	\$986	\$345	\$419	\$280	\$32,975.00	\$32,975.00	\$32,975.00	\$32,975.00
MULTIFAMILY														
750 sq ft or less	\$2,710	\$5,184	\$5,184	\$5,184	\$5,184	\$2,035	\$510	\$160	\$194	\$93	\$10,886.00	\$10,886.00	\$10,886.00	\$10,886.00
751 - 1000 sq ft	\$4,815	\$6,704	\$6,704	\$6,704	\$6,704	\$2,105	\$527	\$166	\$200	\$123	\$14,640.00	\$14,640.00	\$14,640.00	\$14,640.00
1001 - 1300 sq ft	\$7,055	\$8,504	\$8,504	\$8,504	\$8,504	\$2,158	\$538	\$170	\$205	\$163	\$18,793.00	\$18,793.00	\$18,793.00	\$18,793.00
1301 - 1700 sq ft	\$7,814	\$13,749	\$13,749	\$13,749	\$13,749	\$2,509	\$622	\$198	\$239	\$216	\$25,347.00	\$25,347.00	\$25,347.00	\$25,347.00
1701 - 2200 sq ft	\$8,424	\$13,749	\$13,749	\$13,749	\$13,749	\$2,509	\$622	\$198	\$239	\$218	\$25,959.00	\$25,959.00	\$25,959.00	\$25,959.00
2201 or more sq ft	\$8,424	\$13,749	\$13,749	\$13,749	\$13,749	\$2,509	\$622	\$198	\$239	\$218	\$25,959.00	\$25,959.00	\$25,959.00	\$25,959.00
MOBILE HOME (PARK)														
750 sq ft or less	\$2,710	\$6,693	\$6,693	\$6,693	\$6,693	\$2,035	\$454	\$160	\$194	\$106	\$12,552.00	\$12,552.00	\$12,552.00	\$12,552.00
751 - 1000 sq ft	\$4,815	\$6,693	\$6,693	\$6,693	\$6,693	\$2,035	\$454	\$160	\$194	\$121	\$14,472.00	\$14,472.00	\$14,472.00	\$14,472.00
1001 - 1300 sq ft	\$7,055	\$6,693	\$6,693	\$6,693	\$6,693	\$2,035	\$454	\$160	\$194	\$145	\$16,736.00	\$16,736.00	\$16,736.00	\$16,736.00
1301 - 1700 sq ft	\$7,814	\$6,693	\$6,693	\$6,693	\$6,693	\$2,035	\$454	\$160	\$194	\$146	\$16,934.00	\$16,934.00	\$16,934.00	\$16,934.00
1701 - 2200 sq ft	\$8,424	\$6,693	\$6,693	\$6,693	\$6,693	\$2,035	\$454	\$160	\$194	\$148	\$18,108.00	\$18,108.00	\$18,108.00	\$18,108.00
2201 or more sq ft	\$8,424	\$6,693	\$6,693	\$6,693	\$6,693	\$2,035	\$454	\$160	\$194	\$148	\$18,108.00	\$18,108.00	\$18,108.00	\$18,108.00

-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

Effective September 9, 2025



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

	Alternative Transportation				Law Enforce- ment	Public Safety	Admin Sur- charge	Total Fee			
	NE District	NW District	SE District	SW District				NE District	NW District	SE District	SW District
	Per 1000 square feet										
Office & Other Services	\$17,953	\$17,953	\$17,953	\$17,953	\$536.00	\$197.00	\$168.00	\$18,854.00	\$18,854.00	\$18,854.00	\$18,854.00
Hospital	\$19,490	\$19,490	\$19,490	\$19,490	\$722.00	\$265.00	\$184.00	\$20,661.00	\$20,661.00	\$20,661.00	\$20,661.00
Warehouse	\$3,385	\$3,385	\$3,385	\$3,385	\$68.00	\$25.00	\$31.00	\$3,509.00	\$3,509.00	\$3,509.00	\$3,509.00
Mini -Warehouse	\$1,641	\$1,641	\$1,641	\$1,641	\$17.00	\$6.00	\$15.00	\$1,679.00	\$1,679.00	\$1,679.00	\$1,679.00
Manufacturing	\$7,867	\$7,867	\$7,867	\$7,867	\$299.00	\$110.00	\$74.00	\$8,350.00	\$8,350.00	\$8,350.00	\$8,350.00
Light Industrial	\$8,059	\$8,059	\$8,059	\$8,059	\$254.00	\$93.00	\$76.00	\$8,482.00	\$8,482.00	\$8,482.00	\$8,482.00
Nursing Home	\$5,385	\$5,385	\$5,385	\$5,385	\$1,456.00	\$535.00	\$66.00	\$7,442.00	\$7,442.00	\$7,442.00	\$7,442.00
Day Care/School	\$25,301	\$25,301	\$25,301	\$25,301	\$480.00	\$176.00	\$234.00	\$26,191.00	\$26,191.00	\$26,191.00	\$26,191.00
Commercial / Shopping Center less than 40,000 sq. ft.	\$13,174	\$13,174	\$13,174	\$13,174	\$1,112.00	\$409.00	\$132.00	\$14,827.00	\$14,827.00	\$14,827.00	\$14,827.00
Commercial / Shopping Center 40,000 - 150,000 sq. ft.	\$25,660	\$25,660	\$25,660	\$25,660	\$1,546.00	\$568.00	\$250.00	\$28,024.00	\$28,024.00	\$28,024.00	\$28,024.00
Commercial / Shopping Center greater than 150,000 sq. ft.	\$26,929	\$26,929	\$26,929	\$26,929	\$1,061.00	\$390.00	\$255.00	\$28,635.00	\$28,635.00	\$28,635.00	\$28,635.00
	Per room										
Lodging (per room)	\$3,911	\$3,911	\$3,911	\$3,911	\$587.00	\$216.00	\$42.00	\$4,756.00	\$4,756.00	\$4,756.00	\$4,756.00
	Per Dwelling unit										
Congregate Care / Assisted Living (per Dwelling Unit)	\$1,788	\$1,788	\$1,788	\$1,788	\$542.00	\$187.00	\$23.00	\$2,540.00	\$2,540.00	\$2,540.00	\$2,540.00
	Per Fueling Position										
Gas Station /Convenience Store less than 2,000 sq. ft. (per fuel pos.)	\$25,812	\$25,812	\$25,812	\$25,812	\$745.00	\$274.00	\$241.00	\$27,072.00	\$27,072.00	\$27,072.00	\$27,072.00
Gas Station /Convenience Store 2,000 - 5,499 sq. ft. (per fuel pos.)	\$39,673	\$39,673	\$39,673	\$39,673	\$1,174.00	\$431.00	\$372.00	\$41,650.00	\$41,650.00	\$41,650.00	\$41,650.00
Gas Station /Convenience Store 5,500 or more sq. ft. (per fuel pos.)	\$51,887	\$51,887	\$51,887	\$51,887	\$1,529.00	\$562.00	\$486.00	\$54,464.00	\$54,464.00	\$54,464.00	\$54,464.00

-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.