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)

	Unit	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
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 from 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 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.