

Manatee County Impact Fees
(Including Education Impact Fees)

Effective September 9, 2025



RESIDENTIAL (Per Housing Unit)

	Education Facilities	Alternative Transportation				Parks & Natural Resources	Law Enforce- ment	Public Safety	Libraries	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	\$2,464	\$7,439	\$7,439	\$7,439	\$7,439	\$2,544	\$566	\$200	\$242	\$119	\$13,574.00	\$13,574.00	\$13,574.00	\$13,574.00
751 - 1000 sq ft	\$4,377	\$9,648	\$9,648	\$9,648	\$9,648	\$2,614	\$583	\$206	\$249	\$155	\$17,832.00	\$17,832.00	\$17,832.00	\$17,832.00
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	\$7,252	\$15,628	\$15,628	\$15,628	\$15,628	\$3,105	\$695	\$244	\$295	\$240	\$27,459.00	\$27,459.00	\$27,459.00	\$27,459.00
1701 - 2200 sq ft	\$7,658	\$19,768	\$19,768	\$19,768	\$19,768	\$4,404	\$986	\$345	\$419	\$295	\$33,875.00	\$33,875.00	\$33,875.00	\$33,875.00
2201 or more sq ft	\$7,658	\$19,768	\$19,768	\$19,768	\$19,768	\$4,404	\$986	\$345	\$419	\$295	\$33,875.00	\$33,875.00	\$33,875.00	\$33,875.00
SINGLE-FAMILY ATTACHED/TOWNHOME/DUPLEX														
750 sq ft or less	\$2,464	\$6,843	\$6,843	\$6,843	\$6,843	\$2,544	\$566	\$200	\$242	\$114	\$12,973.00	\$12,973.00	\$12,973.00	\$12,973.00
751 - 1000 sq ft	\$4,377	\$8,862	\$8,862	\$8,862	\$8,862	\$2,614	\$583	\$206	\$249	\$148	\$17,039.00	\$17,039.00	\$17,039.00	\$17,039.00
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	\$7,252	\$14,333	\$14,333	\$14,333	\$14,333	\$3,105	\$695	\$244	\$295	\$228	\$26,152.00	\$26,152.00	\$26,152.00	\$26,152.00
1701 - 2200 sq ft	\$7,658	\$18,117	\$18,117	\$18,117	\$18,117	\$4,404	\$986	\$345	\$419	\$280	\$32,209.00	\$32,209.00	\$32,209.00	\$32,209.00
2201 or more sq ft	\$7,658	\$18,117	\$18,117	\$18,117	\$18,117	\$4,404	\$986	\$345	\$419	\$280	\$32,209.00	\$32,209.00	\$32,209.00	\$32,209.00
MULTIFAMILY														
750 sq ft or less	\$2,464	\$5,184	\$5,184	\$5,184	\$5,184	\$2,035	\$510	\$160	\$194	\$93	\$10,640.00	\$10,640.00	\$10,640.00	\$10,640.00
751 - 1000 sq ft	\$4,377	\$6,704	\$6,704	\$6,704	\$6,704	\$2,105	\$527	\$166	\$200	\$123	\$14,202.00	\$14,202.00	\$14,202.00	\$14,202.00
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	\$7,252	\$13,749	\$13,749	\$13,749	\$13,749	\$2,509	\$622	\$198	\$239	\$216	\$24,785.00	\$24,785.00	\$24,785.00	\$24,785.00
1701 - 2200 sq ft	\$7,658	\$13,749	\$13,749	\$13,749	\$13,749	\$2,509	\$622	\$198	\$239	\$218	\$25,193.00	\$25,193.00	\$25,193.00	\$25,193.00
2201 or more sq ft	\$7,658	\$13,749	\$13,749	\$13,749	\$13,749	\$2,509	\$622	\$198	\$239	\$218	\$25,193.00	\$25,193.00	\$25,193.00	\$25,193.00
MOBILE HOME (PARK)														
750 sq ft or less	\$2,464	\$6,693	\$6,693	\$6,693	\$6,693	\$2,035	\$454	\$160	\$194	\$106	\$12,106.00	\$12,106.00	\$12,106.00	\$12,106.00
751 - 1000 sq ft	\$4,377	\$6,693	\$6,693	\$6,693	\$6,693	\$2,035	\$454	\$160	\$194	\$121	\$14,034.00	\$14,034.00	\$14,034.00	\$14,034.00
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	\$7,252	\$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	\$7,658	\$6,693	\$6,693	\$6,693	\$6,693	\$2,035	\$454	\$160	\$194	\$148	\$17,342.00	\$17,342.00	\$17,342.00	\$17,342.00
2201 or more sq ft	\$7,658	\$6,693	\$6,693	\$6,693	\$6,693	\$2,035	\$454	\$160	\$194	\$148	\$17,342.00	\$17,342.00	\$17,342.00	\$17,342.00

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