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Collier raises road, library impact fees

For a condominium or townhouse, the road impact fee will increase from \$3,731 to \$6,059, and the library impact fee on a single-family home will increase from \$235.16 to \$460.23

By Larry Hannan

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Road and library impact fees in Collier County will be going up by more than 40 percent at the end of June.

Collier commissioners Tuesday approved increases on both impact fees.

A road impact fee for a single-family home less than 1,500 square feet increases from \$4,489 to \$6,359. For a single-family home from 1,500 to 2,500 square feet, the road impact fee increases from \$5,985 to \$8,884 and a home more than 2,500 square feet sees an increase from \$7,062 to \$9,884.

For a condominium or townhouse, the road impact fee will increase from \$3,731 to \$6,059.

With the library impact fee, a single-family home less than 1,300 square feet will have an impact fee increase from \$235.16 to \$460.23.

The fee on a home less than 2,000 square feet will increase from \$361.78 to \$505.25, and the fee for a home less than 2,500 square feet will increase from \$452.23 to \$548.49.

Impact fees are one-time assessments on new construction intended to make growth pay for itself. They are assessed for each new home and business built in the county and paid by developers, who typically pass them on to consumers in the form of higher prices.

Road impact fees pay for the construction of new roads, and the widening or extension of existing roads. Library impact fees pay for the construction of new libraries.

Collier now has 10 impact fees. The fees also are charged for parks, schools, fire departments, jail facilities, emergency medical services, government buildings and law enforcement.

The cost of all the impact fees would be about \$15,000 for someone who owns a 2,000-square-foot

single-family home.

The fee amounts were recommended by the consulting firm Tindale-Oliver and Associates in two studies commissioned by the county.

Impact fees have been a source of tension between Collier County officials and the local building industry.

Building officials complain the county has too many impact fees, and those fees are too high.

Al Zichella, president of the Collier Building Industry Association, said the industry was still examining the road impact fee. He asked commissioners to delay approving the increase until the next meeting.

County Transportation Administrator Norman Feder said he preferred to have the impact fee approved now, but said if CBIA had any problems with the fee, they could revisit the issue before the new fees went into effect.

Zichella said that was acceptable. He expects CBIA to complete its review of the impact fee by next week.

The CBIA president was more critical of the library impact fee. The county's study that justified the fee increase predicted every square foot of construction for a new library would cost about \$340.

Zichella felt that was high, but Consultant Steve Tindale said the figure was an accurate representation of construction costs.

Construction costs range \$239 to \$540 and \$340 is a conservative estimate, he said.

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