

BCC votes to lower impact fees

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The Board of County Commissioners (BCC) approved this week reductions in library and general government buildings impact fee rates.

As a result of decreasing land and construction costs, library impact fees have been reduced between 44 percent and 62 percent, depending on the land use category. The library impact fee is assessed only on residential construction. For a single family home between 1,500 and 2,499 square feet, the current impact fee of \$583.19 will decrease to \$316.95 – a difference of \$266.24 per unit.

The general government buildings impact fee, which is assessed for both residential and commercial construction, is decreasing an average of 17 percent for residential land uses and 25 percent for commercial land uses. For a single family home between 1,500 and 2,499 square feet, the current impact fee of \$949.89 will decrease to \$777 – a difference of \$172.89 per unit. For a retail establishment under 50,000 square feet, the current impact fee of \$1,458.36 per 1,000 square feet will be reduced to \$976 per 1,000 square feet - a difference of \$482.36.

The reduction in the library and general government buildings impact fees follows BCC votes earlier this year to also decrease the road, school, emergency medical services, community parks and regional parks impact fees.

“Impact fees were used to support growth-related infrastructure - such as roads, water and sewer facilities, parks, libraries and EMS stations – but with land and construction costs in decline, it’s only fair for these fees to now be reduced,” said BCC Chair Fred Coyle. “Impact fees did not inhibit growth or new construction during the boom years but instead provided for the infrastructure needed to accommodate new residents and businesses. The availability of adequate infrastructure improves Collier County’s opportunity for economic diversification and recovery.”

The BCC this week also adopted a revised law enforcement impact fee with a three-year phased implementation for the updated rates. The Development Services Advisory Committee supported this phased schedule which will provide a reduction for all land use categories in year one but could increase in subsequent phases. The BCC required staff to return with an updated analysis before any increases in future phases were approved.

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