

IMPACT FEES

Impact fees have been assessed in Palm Beach County since 1988 providing for a wide variety of capital improvements that have greatly enhanced the quality of life in Palm Beach County making it among the most desirable locations to live and work.

Impact fees help pay for new capital improvements such as parks, libraries, public buildings, schools, roads, fire-rescue and law enforcement facilities in Palm Beach County. The Impact Fee Office address is;

Palm Beach County
Office of Financial Management & Budget
Impact Fee Office
2300 North Jog Road
West Palm Beach, FL 33411-2741
561-233-5025

Assessment of Impact Fees

Impact fees are assessed countywide on all new development that creates an impact on public facilities and must be paid prior to the issuance of the building permit. When the development does not require a building permit, the impact fees must be paid prior to receipt of a development order that will have an impact on public facilities. The impact fee assessment may be offset by an existing-use credit when land containing a previously existing structure is redeveloped.

Impact fees are assessed on square footage and type of dwelling unit. The impact fee methodology identifies five square footage categories for residential units.

Residential Categories

800 sq. ft.	and under
801 sq. ft.	to 1,399 sq. ft.
1,400 sq. ft.	to 1,999 sq. ft.
2,000 sq. ft.	to 3,599 sq. ft.
3,600 sq. ft.	and over



Impact fees for non-residential structures are based on the type of land use and the square footage of the structure. The fee payer may opt to have impact fees based on an independent fee calculation study performed by a certified traffic engineer or a professional in impact analysis. The study must follow the methodologies used in the Technical Memorandum and be approved by the Impact Fee Manager and the County Engineer, if applicable.

The Impact Fee Ordinance requires that the impact fee program be reviewed biennially and adjusted if necessary.

Collection & Use of Impact Fees

Impact fees may only be collected for the purposes identified and must be retained in separate interest bearing accounts for each benefit zone. The fees may only be used for the purposes for which they were collected and must be spent in the benefit zone in which they were collected. Impact fees cannot be used for operating or maintenance purposes.

Impact Fee Credits

Fee payers may qualify for existing-use and in-kind contribution credits. Applications for credits must be submitted to and approved by the Impact Fee Manager before the first building permit is issued.

Impact fee existing-use credits are granted when an existing structure is replaced, expanded, altered or the land use changed. An existing-use credit allows redevelopment to occur with no impact fees assessed if the existing and proposed land uses and square footages are the same. If the land use and square footage of the existing structure change, then the fee payer pays only the impact fee difference between the existing land use/square footage and the proposed land use/square footage.

Credits are also granted for in-kind contributions made by development to Palm Beach County, but only against the impact fee component for which the in-kind contribution is made. All credits must be approved by the County prior to permits being issued.



EXAMPLES

Rates Effective 1/13/2006

Existing Single Family 1500 sq.ft. (Credit)		Proposed Single Family 1999 sq.ft. (Fees Due)		Difference Due
Fire-Rescue	528.45	Fire Rescue	528.45	-0-
Parks	1,346.39	Parks	1,346.39	-0-
Schools	2,893.70	Schools	2,893.70	-0-
Roads	4,821.56	Roads	4,821.56	-0-
Libraries	140.63	Libraries	140.63	-0-
Public Bldgs.	129.06	Public Bldgs	129.06	-0-
Law Patrol	<u>170.58</u>	Law Patrol	<u>170.58</u>	<u>-0-</u>
Total	\$10,030.37	Total	\$10,030.37	-0-

- In this example, no additional impact fees are due because the existing single family home is being replaced by a proposed structure in the same residential category.





Existing Office Building 10,000 sq.ft. (Credit)		Proposed Retail Building 10,000 sq.ft. (Fees Due)		Difference Due
Fire-Rescue	1,505.40	Fire-Rescue	2,262.50	757.10
Roads	34,506.60	Roads	137,341.50	102,834.90
Public Bldgs	866.50	Public Bldgs.	2,223.10	1,356.60
Law Patrol	<u>643.10</u>	Law Patrol	<u>705.50</u>	<u>62.40</u>
Total	37,521.60	Total	142,532.60	\$105,011.00

- In this example, the credits for the office building do not fully offset the impact fees for the proposed retail building.

The Board of County Commissioners has established programs to assist eligible projects with the payment of impact fees. The Commission on Affordable Housing will assist eligible fee payers with payment of impact fees for residential units (single and multi-family). The Economic Development program assists eligible fee payers with payment of impact fees for non-residential projects through the Development Regions Grant Program. Housing and Community Development may also assist eligible projects within targeted areas with the payment of impact fees. These programs are applicable countywide to eligible projects. For more information on these programs, contact the offices directly:

Commission on Affordable Housing	233-3650
Economic Development Program	355-3624
Housing & Community Development	233-3601

Exemptions

The Impact Fee Manager grants exemptions under the following circumstances:

1. Any development that results in no new impact on a capital facility for which impact fees are assessed.
2. Construction of accessory buildings or structures which will not produce new additional impact on a capital facility over and above that produced by the principal building or use of the land.
3. Eligible 55 Years and Older Communities may be exempted from the School Impact Fee under the current methodology. These communities must meet the Fair Housing Act exemption codified at 42.U.S.C.3607, as may be amended. The fee payer must file a Declaration of Restrictive Covenants with the Impact Fee Manager prior to the first permit being issued for the project and must be filed with the Clerk of the 15th Judicial Circuit Court.
4. Publicly owned and operated governmental buildings or facilities.

Appeals

Any applicant may appeal the decision of the Impact Fee Manager by filing an appeal with the Impact Fee Appeals Board within 15 working days of the Impact Fee Manager's decision. For procedures on filing an appeal, call 233-5025.

