



# Permitting & Impact Fees

## COMMERCIAL FEES:

### New Construction

- Permit Fees = 1 ½ % of the value of work (value is based on the ICC Building valuation Data).
- Fire Inspection Fee: \$100 (for review of plans)
- Police Impact Fee: Based on use of structure (see attached table)
- Fire Impact Fee: Based on use of structure (see attached table)
- Water Connection Fee: **1 ERU = \$1849 w/o Reclaimed Water**  
**1 ERU = \$1423 with Reclaimed Water Based**  
on use of structure (see attached table)
- Wastewater Connection Fee: **1 ERU = \$3475** Based on use of structure (see attached table)
- Reclaimed Water Connection Fee: **1 EIC = \$717**  
**Commercial use will be charged as follows:**  
**\$717 or Green Space square footage x .083 ÷ 300 = \$ (whichever is greater)**
- Water Meters:
 

¾" Meter	\$270.00	customer must provide backflow device & test report
1" Meter	\$414.00	customer must provide backflow device & test report
1 ½" Meter	\$623.00	customer must provide backflow device & test report
2" Meter	\$895.00	customer must provide backflow device & test report

\*\*\*\* Fax test report to 352-742-6397.
- Irrigation Meters:
 

¾" Meter	\$270
1" Meter	\$414
1 ½" Meter	\$623
2" Meter	\$895
- Meter Deposits:
 

¾" Water Meter = \$175
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\*\*\*\* For deposits on larger Water Meters please call office.  
\*\*\*\* There will be a \$100.00 deposit amount for each Irrigation Meter.
- Radon (State mandated fee) = 3% of the permit fee or \$4.00 whichever is greater
- County Administrative Fee = \$100 if County Impact fees total \$3300 or more and 3% of the total County Impact fees if they are less than \$3300.



## Permitting & Impact Fees

- County Transportation Impact Fees:

Based on the use of the structure a Land Use Code will be assigned by The Lake County Department of Growth Management. Land Use Codes and fees are available at:

**[http://www.lakecountyfl.gov/departments/growth\\_management/development\\_processing/impact\\_fees/commercial\\_impact\\_fees/commercial\\_impact\\_fee\\_schedule.aspx](http://www.lakecountyfl.gov/departments/growth_management/development_processing/impact_fees/commercial_impact_fees/commercial_impact_fee_schedule.aspx)**

**CITY POLICE IMPACT FEE**

<b>LAND USE</b>	<b>IMPACT UNIT</b>	<b>NET IMPACT FEE</b>
<b>Residential</b>		
Single Family	du	\$ 215.37
Multi Family	du	\$ 163.87
Mobile Home	du	\$ 108.86
<b>Transient, Assisted, Group</b>		
Hotel/Motel	Room	\$ 81.94
Nursing Home/ACLF	Bed	\$ 112.37
<b>Recreational</b>		
Golf Course	Hole	\$ 126.41
Golf Driving Range	Tee	\$ 88.96
Movie Theater with Matinee	Screen	\$ 699.96
Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$ 361.68
<b>Institutions</b>		
Hospital	1,000 sf	\$ 193.13
Day Care Center	1,000 sf	\$ 105.35
Elementary School	Student	\$ 7.02
Middle School	Student	\$ 8.19
High School	Student	\$ 9.36
Junior/Community College	Student	\$ 7.02
University/College	Student	\$ 15.22
Church	1,000 sf	\$ 66.72
<b>Office</b>		
Office 50,000 sf or less	1,000 sf	\$ 166.21
Office 50,001 - 100,000 sf	1,000 sf	\$ 150.99
Office 100,001 - 200,000 sf	1,000 sf	\$ 128.76
Office 200,001 - 400,000 sf	1,000 sf	\$ 110.03
Office Greater than 400,000 sf	1,000 sf	\$ 93.64
Medical Office/Clinic	1,000 sf	\$ 200.16
<b>Retail, Gross Square Feet</b>		
Specialty Retail, including Bars/Taverns	1,000 sf	\$ 175.58
Retail 50,000 gsf or less	1,000 sf	\$ 335.93
Retail 50,001 gsf - 99,000 gsf	1,000 sf	\$ 307.84
Retail 100,000 gsf - 299,999 gsf	1,000 sf	\$ 248.15
Retail 300,000 gsf - 499,999 gsf	1,000 sf	\$ 273.90
Retail 500,000 gsf - 999,999 gsf	1,000 sf	\$ 238.78
Retail 1,000,000 gsf - 1,250,000 gsf	1,000 sf	\$ 220.05
Retail over 1,250,000 gsf	1,000 sf	\$ 208.35
Pharmacy/Drug Store w/Drive-thru	1,000 sf	\$ 220.05
Home Improvement Superstore	1,000 sf	\$ 208.35
Quality Restaurant	1,000 sf	\$ 792.43
High-turnover Restaurant	1,000 sf	\$ 827.54
Fast Food Restaurant w/Drive-thru	1,000 sf	\$ 1,024.19
Gas/Service Station	Fuel pos.	\$ 231.73
Quick Lube	Bay	\$ 135.78
Supermarket	1,000 sf	\$ 237.61
Convenience Store	1,000 sf	\$ 485.76
Convenience Store w/Gas Pumps	1,000 sf	\$ 733.90
Convenience/Gas/Fast Food	1,000 sf	\$ 836.91
Auto Repair or Body Shop	1,000 sf	\$ 342.96
Tire Store	1,000 sf	\$ 404.99
New and Used Car Sales	1,000 sf	\$ 200.16
Self Service Car Wash	Bay	\$ 221.22
Bank/Savings Walk-in	1,000 sf	\$ 300.82
Bank/Savings Drive-in	1,000 sf	\$ 243.46
<b>Industrial</b>		
General Industrial	1,000 sf	\$ 80.76
Business Park	1,000 sf	\$ 118.22
Manufacturing	1,000 sf	\$ 58.53
Mini - Warehouse	1,000 sf	\$ 8.19

CITY FIRE IMPACT FEE		
LAND USE	IMPACT UNIT	NET IMPACT FEE
<b>Residential</b>		
Single Family	du	\$ 402.78
Multi Family	du	\$ 306.46
Mobile Home	du	\$ 203.58
<b>Transient, Assisted, Group</b>		
Hotel/Motel	Room	\$ 153.23
Nursing Home/ACLF	Bed	\$ 210.14
<b>Recreational</b>		
Golf Course	Hole	\$ 236.41
Golf Driving Range	Tee	\$ 166.36
Movie Theater with Matinee	Screen	\$ 1,309.02
Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$ 676.40
<b>Institutions</b>		
Hospital	1,000 sf	\$ 361.19
Day Care Center	1,000 sf	\$ 197.01
Elementary School	Student	\$ 13.13
Middle School	Student	\$ 15.32
High School	Student	\$ 17.51
Junior/Community College	Student	\$ 13.13
University/College	Student	\$ 28.46
Church	1,000 sf	\$ 124.77
<b>Office</b>		
Office 50,000 sf or less	1,000 sf	\$ 310.84
Office 50,001 - 100,000 sf	1,000 sf	\$ 282.38
Office 100,001 - 200,000 sf	1,000 sf	\$ 240.79
Office 200,001 - 400,000 sf	1,000 sf	\$ 205.77
Office Greater than 400,000 sf	1,000 sf	\$ 175.12
Medical Office/Clinic	1,000 sf	\$ 374.32
<b>Retail, Gross Square Feet</b>		
Specialty Retail, including Bars/Taverns	1,000 sf	\$ 328.35
Retail 50,000 gsf or less	1,000 sf	\$ 628.24
Retail 50,001 gsf - 99,000 gsf	1,000 sf	\$ 575.71
Retail 100,000 gsf - 299,999 gsf	1,000 sf	\$ 464.07
Retail 300,000 gsf - 499,999 gsf	1,000 sf	\$ 512.23
Retail 500,000 gsf - 999,999 gsf	1,000 sf	\$ 446.56
Retail 1,000,000 gsf - 1,250,000 gsf	1,000 sf	\$ 411.53
Retail over 1,250,000 gsf	1,000 sf	\$ 389.64
Pharmacy/Drug Store w/Drive-thru	1,000 sf	\$ 411.53
Home Improvement Superstore	1,000 sf	\$ 389.64
Quality Restaurant	1,000 sf	\$ 1,481.95
High-turnover Restaurant	1,000 sf	\$ 1,547.62
Fast Food Restaurant w/Drive-thru	1,000 sf	\$ 1,915.38
Gas/Service Station	Fuel pos.	\$ 433.42
Quick Lube	Bay	\$ 253.92
Supermarket	1,000 sf	\$ 444.37
Convenience Store	1,000 sf	\$ 908.44
Convenience Store w/Gas Pumps	1,000 sf	\$ 1,372.50
Convenience/Gas/Fast Food	1,000 sf	\$ 1,565.14
Auto Repair or Body Shop	1,000 sf	\$ 641.38
Tire Store	1,000 sf	\$ 757.39
New and Used Car Sales	1,000 sf	\$ 374.32
Self Service Car Wash	Bay	\$ 413.72
Bank/Savings Walk-in	1,000 sf	\$ 562.57
Bank/Savings Drive-in	1,000 sf	\$ 455.31
<b>Industrial</b>		
General Industrial	1,000 sf	\$ 151.04
Business Park	1,000 sf	\$ 221.09
Manufacturing	1,000 sf	\$ 109.45
Mini - Warehouse	1,000 sf	\$ 15.32

**Sec. 17-41. Determination of Equivalent Residential Unit Factors.**

(A) For purposes of calculating and imposing the water and wastewater capital charges provided for in sections 17-38 and 17-32, the ERU factor for any particular connection shall be calculated and imposed in the manner provided as follows:

ESTABLISHMENT		UNIT	FACTOR
Residential:			
	Single family residences and duplexes	Per unit	1.000
	Multi-family residences	Per unit	0.750
Commercial:			
	Assisted Living Facilities (not including common kitchen and dining facilities and laundry, which shall be based on fixture units)	Per efficiency	0.500
	Auditorium	Per seat	0.017
	Automobile Repair and Maintenance Store	Per bay	0.250
	Barbershops	Per operator station	0.300
	Beauty Salons	Per operator station	0.900
	Bowling Alley	Per lane	0.333
	Church	Per seat	0.017
	Convenience Store w/o Gas Pumps	Use fixture units	See attached Table 709.1 FPC
	Dentist Office	Per dentist Per wet chair	0.833 0.667
	Department Store	Per 1,000 sq.ft.	0.7000
	Doctor Office	Per doctor	0.833
	General Retail/Merchandise	Per 1,000 sq.ft.	0.200
	Hospital	Per bed	0.833
	Hotel, motel (not including food service, banquet and meeting rooms, and laundries)	Per room	0.500
	Laundry/Self Service	Per machine	1.333
	Meeting and/or banquet rooms (total sq.ft./15 sq.ft./person x 0.017 x # of seats)	Per seat	0.017

	Nursing Home	Per bed	0.417
	Office Building (add food service and retail space)	1,000 sq.ft. gross	0.334
	Retail Store/Self-Service Gas Pumps	Per restroom (add remaining fixture units)	1.000
	Restaurant		
Quality	Restaurant/Cafeteria, open 16 hours/day or less	Per seat	0.108
High Turnover	Restaurant/Cafeteria, open more than 16 hours/day	Per seat	0.185
	Fast Food Restaurant	Per seat	0.062
	Bar/Cocktail Lounge	Per seat	0.077
	Schools, elementary and nursery	Per student	0.025
	Schools, middle and high	Per student	0.067
	Service Station	Per bay	1.000
	Add:	Per wash bay	3.200
	Add:	Per toilet room	1.000
	Theater	Per seat	0.010
	Theater (dinner)	Per seat	0.067
	Trailer Park (overnight)	Per space	0.333
Industrial: To be based on Design Engineer's certified estimate of gallons per day.			
Institutional: To be based on Design Engineer's certified estimate of gallons per day.			

(B) One (1) equivalent residential unit (ERU) shall, for the purposes of this section, have an assigned value of 1.00. One (1) wastewater ERU is hereby established and determined to be equal to a flow of two hundred fifty (250) gallons per day (GPD), average annual basis. One (1) water ERU is hereby established and determined to be equal to a flow of three hundred twenty-five (325) gallons per day (GPD), average annual basis. The total equivalent residential value for an establishment shall be calculated by multiplying the ERU factor listed in subsection (A) of this section times the number of units for both water and wastewater.

(C) For all establishments not listed above, the total equivalent residential unit (ERU) value

shall be determined by dividing the number of fixture units, in the establishment as published by the American Water Works Association, by twenty (20). For example:

$$\text{Total ERU value} = \frac{\text{Number of fixture units}}{20}$$

The water or wastewater capital charge would then be determined by using the following formulas:

$$\text{Total ERU value} \times \text{current capital charge} = \text{Wastewater capital charge}$$

$$\text{Total ERU value} \times \text{current capital charge} = \text{Water capital charge}$$

(D) In the event any water and wastewater customer changes the use of his property such that the new use has a higher ERU factor, that customer, prior to the issuance of a certificate of occupancy, shall be required to pay the increase in the water and wastewater capital charges represented by the higher ERU factor over the water and wastewater capital charges paid by the customer when the original service connection was made.

(E) If an applicant for a non-residential water or wastewater connection that is not included within any of the categories set forth in subsection (A) of this section can demonstrate, to the satisfaction of the director of utilities, that actual water or wastewater usage will be less than eighty (80) percent of the equivalent residential unit use assigned to such establishment as set forth in subsection (C), then the director of utilities may determine, based on actual usage, anticipated usage, peak load requirements, or any combination of the foregoing using accepted engineering standards, a different or lesser total equivalent residential unit value. The director may require the applicant to submit a study by a licensed professional engineer supporting the requested reduction. If the director determines that the actual water or wastewater usage will be greater than the equivalent residential unit usage assigned to such category as set forth above, then the director may determine, based on actual usage, anticipated usage, peak load requirements, or any combination of the foregoing using accepted engineering standards, a different or greater total equivalent residential value. The director's determination shall be based on the maximum potential usages for the given connection and shall take into consideration both the number of fixture units and the allowable uses for the particular land use designation. After twelve (12) months, the director may adjust the capital charge by increasing or decreasing it based on actual water and wastewater flows.

**SANITARY DRAINAGE**

**TABLE 709.1  
DRAINAGE FIXTURE UNITS FOR FIXTURES AND GROUPS**

FIXTURE TYPE	DRAINAGE FIXTURE UNIT VALUE AS LOAD FACTORS	MINIMUM SIZE OF TRAP (Inches)
Automatic clothes washers, commercial <sup>a-g</sup>	3	2
Automatic clothes washers, residential <sup>g</sup>	2	2
Bathroom group as defined in Section 202 (1.6 gpf water closet) <sup>f</sup>	5	—
Bathroom group as defined in Section 202 (water closet flushing greater than 1.6 gpf) <sup>f</sup>	6	—
Bathtub <sup>b</sup> (with or without overhead shower or whirlpool attachments)	2	1½
Bidet	1	1¼
Combination sink and tray	2	1½
Dental lavatory	1	1¼
Dental unit or cuspidor	1	1¼
Dishwashing machine, <sup>c</sup> domestic	2	1½
Drinking fountain	½	1¼
Emergency floor drain	0	2
Floor drains	2	2
Kitchen sink, domestic	2	1½
Kitchen sink, domestic with food waste grinder and/or dishwasher	2	1½
Laundry tray (1 or 2 compartments)	2	1½
Lavatory	1	1¼
Shower	2	1½
Sink	2	1½
Urinal	4	Note d
Urinal, 1 gallon per flush or less	2 <sup>e</sup>	Note d
Wash sink (circular or multiple) each set of faucets	2	1½
Water closet, flushometer tank, public or private	4 <sup>e</sup>	Note d
Water closet, private (1.6 gpf)	3 <sup>e</sup>	Note d
Water closet, private (flushing greater than 1.6 gpf)	4 <sup>e</sup>	Note d
Water closet, public (1.6 gpf)	4 <sup>e</sup>	Note d
Water closet, public (flushing greater than 1.6 gpf)	6 <sup>e</sup>	Note d

For SI: 1 inch = 25.4 mm, 1 gallon = 3.785 L.

- a. For traps larger than 3 inches, use Table 709.2.
- b. A showerhead over a bathtub or whirlpool bathtub attachment does not increase the drainage fixture unit value.
- c. See Sections 709.2 through 709.4 for methods of computing unit value of fixtures not listed in this table or for rating of devices with intermittent flows.
- d. Trap size shall be consistent with the fixture outlet size.
- e. For the purpose of computing loads on building drains and sewers, water closets and urinals shall not be rated at a lower drainage fixture unit unless the lower values are confirmed by testing.
- f. For fixtures added to a dwelling unit bathroom group, add the DFU value of those additional fixtures to the bathroom group fixture count.
- g. See Section 406.3 for sizing requirements for fixture drain, branch drain, and drainage stack for an automatic clothes washer standpipe.



**LAKE COUNTY COMMERCIAL IMPACT FEE SCHEDULE**

LAND USE CATEGORIES	NORTHEAST/WEKIVA AND SOUTH DISTRICTS		NORTH CENTRAL AND CENTRAL DISTRICTS		Fire impact fees applies to all unincorporated areas, and Astatula, Howey and Lady Lake	
	TRANSPORTATION		TRANSPORTATION		FIRE	
<b>LODGING (Hotel, Motel)</b>	\$ 1,125	per room	\$ 416	per room	\$ 1,301	per 1000 sf
Assisted Living Facilities	\$ 180	per bed	\$ 66	per bed	\$ 361	per 1000 sf
Nursing Home	\$ 355	per bed	\$ 131	per bed	\$ 361	per 1000 sf
RV Park/Campground	\$ 868	per space	\$ 321	per space	\$ 152	per space
<b>GENERAL RETAIL</b>						
Small (<20,000 sf)	\$ 2,213	per 1000 sf	\$ 818	per 1000 sf	\$ 1,301	per 1000 sf
Large(>20,000 sf) - shopping center	\$ 2,964	per 1000 sf	\$ 1,095	per 1000 sf	\$ 1,301	per 1000 sf
Convenience Retail (Fast Food/Conv. Store)	\$ 20,537	per 1000 sf	\$ 7,589	per 1000 sf	\$ 1,301	per 1000 sf
Gas Station	\$ 3,766	Fuel POS	\$ 1,392	Fuel POS	\$ 1,301	per 1000 sf
Full Service Restaurant (Suburban/Rural)	\$ 9,140	per 1000 sf	\$ 3,378	per 1000 sf	\$ 1,301	per 1000 sf
Day Care	\$ 299	per student	\$ 110	per student	\$ 361	per 1000 sf
<b>OFFICE</b>	\$ 2,531	per 1000 sf	\$ 935	per 1000 sf	\$ 1,301	per 1000 sf
Veterinary Clinic	\$ 1,507	per 1000 sf	\$ 557	per 1000 sf	\$ 1,301	per 1000 sf
Medical Office	\$ 8,580	per 1000 sf	\$ 3,171	per 1000 sf	\$ 1,301	per 1000 sf
Government Office/Municipal	\$ 2,531	per 1000 sf	\$ 935	per 1000 sf	\$ 1,662	per 1000 sf
<b>INDUSTRIAL/MANUFACTURING</b>						
Warehouse-Passive (storage)	\$ 676	per 1000 sf	\$ 250	per 1000 sf	\$ 76	per 1000 sf
Warehouse-Active (fulfillment ctr/Parcel Hub)	\$ 3,097	per 1000 sf	\$ 1,145	per 1000 sf	\$ 76	per 1000 sf
Mini-warehouse	\$ 230	per 1000 sf	\$ 75	per 1000 sf	\$ 76	per 1000 sf
<b>PUBLIC/INSTITUTIONAL</b>						
House of Worship	\$ 1,227	per 1000 sf	\$ 453	per 1000 sf	\$ 247	per 1000 sf
Private School	\$ 479	per student	\$ 177	per student	\$ 1,605	per 1000 sf
Hospital	\$ 1,886	per 1000 sf	\$ 697	per 1000 sf	\$ 361	per 1000 sf
Community Recreation Center	\$ 883	per 1000 sf	\$ 326	per 1000 sf	\$ 1,662	per 1000 sf

**Mary Harris, Impact Fee Associate**

**352-343-9855**

updated 3/11/2020