MIAMI-DADE COUNTY IMPACT FEES RATE SCHEDULE											
LAND USE	MOBILITY (ROAD, BIKE, & TRANSIT)*				FIRE	POLICE	SCHOOL	PARKS	PARKS	PARKS	UNITS
	Dec 31, 2023 - December 31, 2027				Dec 31, 2023 - December 31, 2024						
	Context Zone 1	Context Zone 2	Context Zone 3	Context Zone 4				DIST 1 (North)	DIST 2 (Middle)	DIST 3 (South)	
Port and Terminal											
Intermodal Truck Terminals	$10.062	$9.688	$10.633	$11.098	$1.578	$0.4412					sq. ft.
Industrial											
General Light Industrial	$4.944	$4.760	$5.225	$5.453	$1.578	$0.4412					sq. ft.
Industrial Park	$3.443	$3.315	$3.638	$3.797	$1.578	$0.4412					sq. ft.
Manufacturing	$4.852	$4.672	$5.127	$5.352	$1.578	$0.4412					sq. ft.
Warehousing	$1.747	$1.682	$1.846	$1.927	$1.578	$0.4412					sq. ft.
Mini-Warehousing	$1.481	$1.426	$1.565	$1.634	$1.578	$0.4412					sq. ft.
High-Cube Transload / Short-term Storage	$1.430	$1.377	$1.511	$1.577	$1.578	$0.4412					sq. ft.
High-Cube Fulfillment Center (non-sort)	$1.849	$1.780	$1.954	$2.039	$1.578	$0.4412					sq. ft.
High-Cube Fulfillment Center (sort)	$6.579	$6.334	$6.952	$7.256	$1.578	$0.4412					sq. ft.
High-Cube Parcel Hub Warehouse	$4.730	$4.554	$4.998	$5.217	$1.578	$0.4412					sq. ft.
High-Cube Cold Storage Warehouse	$2.166	$2.085	$2.288	$2.389	$1.578	$0.4412					sq. ft.
Data Center	$1.011	$0.974	$1.069	$1.115	$1.578	$0.4412					sq. ft.
Utility	$12.555	$12.088	$13.267	$13.847	$1.578	$0.4412					sq. ft.
Residential											
Single-Family Detached	$9,633	$9,275	$10,179	$10,625	$487.28	$635.86	$612 per unit; $0.918 per gsf	$4,528.61	$3,195.57	$2,848.77	unit
Single-Family Attached	$7,355	$7,082	$7,772	$8,112	$487.28	$635.86	$612 per unit; $0.918 per gsf	$3,830.35	$2,610.34	$2,618.08	unit
Multi-Family Housing (Low-Rise)	$6,885	$6,629	$7,276	$7,594	$487.28	$635.86	$612 per unit; $0.918 per gsf	$2,062.52	$2,003.43	$1,765.00	unit
Multi-Family Housing (Mid-Rise)	$4,638	$4,465	$4,901	$5,115	$487.28	$635.86	$612 per unit; $0.918 per gsf	$2,658.33	$2,003.43	$1,765.00	unit
Multi-Family Housing (High-Rise)	$4,638	$4,465	$4,901	$5,115	$487.28	$635.86	$612 per unit; $0.918 per gsf	$2,658.33	$2,003.43	$1,765.00	unit
Low-Rise Residential w/ 1st Commercial (up to 25 kgsf)	$3,514	$3,383	$3,713	$3,876	$487.28	$635.86	$612 per unit; $0.918 per gsf	$2,658.33	$2,003.43	$1,765.00	unit
Mid-Rise Residential w/ 1st Commercial	$3,514	$3,383	$3,713	$3,876	$487.28	$635.86	$612 per unit; $0.918 per gsf	$2,658.33	$2,003.43	$1,765.00	unit
Mobile Home Park	$7,274	$7,003	$7,686	$8,022	$487.28	$635.86	$612 per unit; $0.918 per gsf	$4,528.61	$3,195.57	$2,848.77	unit
Residential PUD	$7,468	$7,190	$7,891	$8,236	$487.28	$635.86	$612 per unit; $0.918 per gsf	$4,528.61	$3,459.68	$3,084.21	unit
Senior Adult Housing - Single-Family	$4,403	$4,239	$4,652	$4,856	$487.28	$635.86		$2,658.33	$2,003.43	$1,765.00	unit
Senior Adult Housing - Multi-Family	$3,310	$3,187	$3,497	$3,651	$487.28	$635.86		$2,658.33	$2,003.43	$1,765.00	unit
Congregate Care Facility	$752	$724	$795	$829	$1.161	$0.4412					unit / sq. ft.
Assisted Living Facility	$885	$852	$935	$976	$1.161	$0.4412					bed / sq. ft
Continuing Care Retirement Community	$841	$809	$888	$927	$1.161	$0.4412					unit
Timeshare	$8,816	$8,488	$9,316	$9,724	$1.161	$0.4412					unit
Lodging											
Hotel	$5,109	$4,919	$5,399	$5,635	$0.5211	$0.4412					unit / sq. ft.
All-Suites Hotel	$2,814	$2,709	$2,973	$3,103	$0.5211	$0.4412					unit / sq. ft.
Motel	$1,719	$1,655	$1,816	$1,895	$0.5211	$0.4412					unit / sq. ft.
Business Hotel	$2,571	$2,475	$2,716	$2,835	$0.5211	$0.4412					unit / sq. ft.
Recreational											
Marina	$2,324	$2,238	$2,456	$2,564	$0.5211	$0.4412					berth / sq. ft
Golf Course	$19,810	$19,073	$20,932	$21,849	$0.5211	$0.4412					hole / sq. ft
Movie Theater	$23.488	$22.615	$24.819	$25.906	$0.5211	$0.4412					sq. ft.
Movie Theater	$66,173	$63,711	$69,923	$72,984	$0.5211	$0.4412					screen / sq. ft
Amusement Park	$34,827	$33,531	$36,800	$38,411	$0.5211	$0.4412					acre / sq. ft
Tennis Courts	$19,771	$19,035	$20,891	$21,805	$0.5211	$0.4412					court / sq. ft
Racquet/Tennis Club	$18,069	$17,396	$19,093	$19,928	$0.5211	$0.4412					court / sq. ft
Health/Fitness	$2.464	$2.372	$2.604	$2.718	$0.5211	$0.4412					sq. ft.
Recreational Community Center	$18.793	$18.093	$19.857	$20.727	$0.5211	$0.4412					sq. ft.
Institutional											
Elementary School	$443	$426	$468	$488	$0.5211	$0.4412					student / sq. ft
Middle School / Junior High School	$1,000	$963	$1,056	$1,103	$0.5211	$0.4412					student / sq. ft
High School	$924	$889	$976	$1,019	$0.5211	$0.4412					student / sq. ft
Private School (K-8)	$1,723	$1,659	$1,821	$1,901	$0.5211	$0.4412					student / sq. ft
Private School (K-12)	$10,040	$1,001	$1,099	$1,147	$0.5211	$0.4412					student / sq. ft
Charter Elementary School	$1,890	$1,820	$1,997	$2,084	$0.5211	$0.4412					student / sq. ft
Junior / Community College	$482	$464	$509	$532	$0.5211	$0.4412					student / sq. ft
University	$654	$630	$691	$721	$0.5211	$0.4412					student / sq. ft
Church	$6.995	$6.735	$7.392	$7.715	$0.5211	$0.4412					sq. ft.
Day Care Center	$10.920	$10.513	$11.538	$12.043	$0.5211	$0.4412					sq. ft.
Medical											
Hospital	$11.002	$10.593	$11.626	$12.135	$1.1613	$0.4412					sq. ft.
Nursing Home	$1,088	$1,048	$1,150	$1,201	$1.1613	$0.4412					bed / sq. ft
Clinic	$27.520	$26.496	$29.080	$30.353	$0.5211	$0.4412					sq. ft.
Animal Hospital / Veterinary Clinic	$13.452	$12.952	$14.214	$14.837	$0.5211	$0.4412					sq. ft.
Free-Standing Emergency Room	$15.605	$15.024	$16.489	$17.211	$0.5211	$0.4412					sq. ft.
Office											
General Office, 1 - 50,000 gsf	$17.610	$16.954	$18.607	$19.422	$0.3871	$0.4412					sq. ft.
General Office, 50,001 - 100,000 gsf	$15.266	$14.698	$16.131	$16.837	$0.3871	$0.4412					sq. ft.
General Office, 100,001 - 150,000 gsf	$14.285	$13.754	$15.094	$15.755	$0.3871	$0.4412					sq. ft.
General Office, 151,001 - 200,000 gsf	$13.674	$13.165	$14.448	$15.081	$0.3871	$0.4412					sq. ft.
General Office, 200,001 - 300,000 gsf	$13.054	$12.568	$13.794	$14.398	$0.3871	$0.4412					sq. ft.
General Office, 300,001 - 400,000 gsf	$12.495	$12.031	$13.203	$13.781	$0.3871	$0.4412					sq. ft.
General Office, 400,001 - 500,000 gsf	$12.094	$11.644	$12.779	$13.338	$0.3871	$0.4412					sq. ft.
General Office, 500,001 - 600,000 gsf	$11.782	$11.344	$12.450	$12.995	$0.3871	$0.4412					sq. ft.
General Office, 600,001 - 700,000 gsf	$11.529	$11.100	$12.183	$12.716	$0.3871	$0.4412					sq. ft.
General Office, 700,001 - more	$11.222	$10.805	$11.858	$12.377	$0.3871	$0.4412					sq. ft.
Small Office Building	$18.237	$17.558	$19.270	$20.113	$0.3871	$0.4412					sq. ft.
Corporate Headquarters Building	$10.075	$9.700	$10.646	$11.112	$0.3871	$0.4412					sq. ft.
Single-Tenant Office Building	$16.564	$15.947	$17.502	$18.268	$0.3871	$0.4412					sq. ft.
Medical/Dental Office Building	$30.140	$29.019	$31.848	$33.242	$0.3871	$0.4412					sq. ft.
Government Office Building	$28.629	$27.563	$30.251	$31.575	$0.3871	$0.4412					sq. ft.
State Motor Vehicles Department	$7.014	$6.753	$7.411	$7.736	$0.3871	$0.4412					sq. ft.
Government Office Complex	$43.063	$41.461	$45.503	$47.495	$0.3871	$0.4412					sq. ft.
Office Park	$14.029	$13.507	$14.824	$15.473	$0.3871	$0.4412					sq. ft.
Research & Development Center	$14.042	$13.519	$14.837	$15.487	$0.3871	$0.4412					sq. ft.
Business Park	$15.765	$15.179	$16.659	$17.388	$0.3871	$0.4412					sq. ft.
Retail											
Building Materials and Lumber Store	$15.242	$14.675	$16.106	$16.811	$0.5211	$0.4412					sq. ft.
Freestanding Discount Superstore	$44.357	$42.707	$46.870	$48.922	$0.5211	$0.4412					sq. ft.
Variety Store	$36.913	$35.540	$39.004	$40.712	$0.5211	$0.4412					sq. ft.
Freestanding Discount Store	$47.298	$45.539	$49.978	$52.166	$0.5211	$0.4412					sq. ft.
Hardware / Paint Store	$7.086	$6.822	$7.487	$7.815	$0.5211	$0.4412					sq. ft.
Nursery (Garden Center)	$59.792	$57.568	$63.180	$65.946	$0.5211	$0.4412					sq. ft.
Nursery (Wholesale)	$34.242	$32.968	$36.183	$37.767	$0.5211	$0.4412					sq. ft.
Shopping Center General, 150,001 - 200,000 gsf	$16.451	$15.839	$17.384	$18.145	$0.5211	$0.4412					sq. ft.
Shopping Center General, 200,001 - 300,000 gsf	$13.921	$13.403	$14.709	$15.353	$0.5211	$0.4412					sq. ft.
Shopping Center General, 300,001 - 400,000 gsf	$12.859	$12.380	$13.587	$14.182	$0.5211	$0.4412					sq. ft.
Shopping Center General, 400,001 - 500,000 gsf	$12.515	$12.049	$13.224	$13.803	$0.5211	$0.4412					sq. ft.
Shopping Center General, 500,001 - 600,000 gsf	$12.506	$12.041	$13.215	$13.794	$0.5211	$0.4412					sq. ft.
Shopping Center General, 600,001 - 800,000 gsf	$12.453	$11.990	$13.159	$13.735	$0.5211	$0.4412					sq. ft.
Shopping Center General, 800,001 - 1,000,000 gsf	$13.291	$12.797	$14.044	$14.659	$0.5211	$0.4412					sq. ft.
Shopping Center General, 1,000,001 - 1,200,000 gsf	$13.362	$12.865	$14.119	$14.737	$0.5211	$0.4412					sq. ft.
Shopping Center General, 1,200,001 gsf - more	$13.561	$13.057	$14.330	$14.857	$0.5211	$0.4412					sq. ft.
Shopping Plaza (40-150 kgsf) w/ Supermarket	$16.769	$16.145	$17.719	$18.494	$0.5211	$0.4412					sq. ft.
Shopping Plaza (40-150 kgsf) w/o Supermarket	$11.982	$11.537	$12.661	$13.216	$0.5211	$0.4412					sq. ft.
Strip Plaza (< 40kgsf)	$6.722	$6.472	$7.103	$7.414	$0.5211	$0.4412					sq. ft.
Factory Outlet Center	$27.164	$26.153	$28.703	$29.959	$0.5211	$0.4412					sq. ft.
Automobile Sales (New)	$15.513	$14.936	$16.392	$17.110	$0.5211	$0.4412					sq. ft.
Automobile Sales (Used)	$9.980	$9.609	$10.546	$11.007	$0.5211	$0.4412					sq. ft.
Automobile Parts Sales	$30.408	$29.277	$32.131	$33.538	$0.5211	$0.4412					sq. ft.
Tire Store	$24.312	$23.408	$25.690	$26.814	$0.5211	$0.4412					sq. ft.
Tire Superstore	$17.885	$17.220	$18.898	$19.726	$0.5211	$0.4412					sq. ft.
Supermarket	$30.121	$29.000	$31.827	$33.221	$0.5211	$0.4412					sq. ft.
Convenience Store	$173.609	$167.149	$183.445	$191.476	$0.5211	$0.4412					sq. ft.
Convenience Store w/ Gasoline Pumps	$142.161	$136.872	$150.216	$156.792	$0.5211	$0.4412					sq. ft.
Discount Club	$37.280	$35.893	$39.393	$41.117	$0.5211	$0.4412					sq. ft.
Sporting Goods Superstore	$20.879	$20.102	$22.062	$23.028	$0.5211	$0.4412					sq. ft.
Home Improvements Superstore	$26.990	$25.986	$28.519	$29.768	$0.5211	$0.4412					sq. ft.
Electronics Superstore	$36.042	$34.701	$38.084	$39.752	$0.5211	$0.4412					sq. ft.
Book Superstore	$126.082	$121.391	$133.226	$139.058	$0.5211	$0.4412					sq. ft.
Discount Home Furnishing Superstore	$17.560	$16.907	$18.555	$19.367	$0.5211	$0.4412					sq. ft.
Department Store	$20.089	$19.341	$21.227	$22.156	$0.5211	$0.4412					sq. ft.
Apparel Store	$58.300	$56.131	$61.603	$64.300	$0.5211	$0.4412					sq. ft.
Arts & Crafts Store	$49.651	$47.804	$52.465	$54.761	$0.5211	$0.4412					sq. ft.
Pharmacy / Drugstore w/o Drive-Thru	$9.368	$9.019	$9.899	$10.332	$0.5211	$0.4412					sq. ft.
Pharmacy / Drugstore w/ Drive-Thru	$11.273	$10.854	$11.912	$12.433	$0.5211	$0.4412					sq. ft.
Marijuana Dispensary	$185.365	$178.469	$195.868	$204.443	$0.5211	$0.4412					sq. ft.
Furniture Store	$3.209	$3.090	$3.391	$3.539	$0.5211	$0.4412					sq. ft.
Liquor Store	$67.080	$64.584	$70.880	$73.983	$0.5211	$0.4412					sq. ft.
Services											
Walk-in Bank	$27.444	$26.423	$28.999	$30.269	$0.5211	$0.4412					sq. ft.
Drive-in Bank	$17.600	$16.945	$18.597	$19.411	$0.5211	$0.4412					sq. ft.
Fast Casual Restaurant	$17.793	$17.131	$18.801	$19.624	$0.5211	$0.4412					sq. ft.
Fine Dining Restaurant	$31.159	$30.000	$32.925	$34.366	$0.5211	$0.4412					sq. ft.
Fine Dining Restaurant	$966	$930	$1,021	$1,066	$0.5211	$0.4412					seat / sq. ft.
High-Turnover (Sit-Down) Restaurant	$37.128	$35.746	$39.231	$40.949	$0.5211	$0.4412					sq. ft.
High-Turnover (Sit-Down) Restaurant	$1,514	$1,457	$1,599	$1,669	$0.5211	$0.4412					seat / sq. ft.
Fast-Food Restaurant without Drive-Thru	$82.514	$79.444	$87.190	$91.007	$0.5211	$0.4412					sq. ft.
Fast-Food Restaurant with Drive-Thru	$85.626	$82.440	$90.478	$94.439	$0.5211	$0.4412					sq. ft.
Coffee / Donut Shop with Drive-Thru	$97.732	$94.095	$103.269	$107.790	$0.5211	$0.4412					sq. ft.
Gasoline / Service Station	$39,175	$37,718	$41,395	$43,207	$0.5211	$0.4412					pump / sq. ft

***Mobility Rates shown do not include 2% Administrative Fee**