

Impact Fee assessment information sheets, including zone maps for residential uses, can be obtained by calling the Impact Fee Main Line at (813) 276-8305, or through the Planning & Growth Management website at:
www.hillsboroughcounty.org/pgm/impactfees/.



Note: Impact Fees are different from capacity fees for water and sewer connection.

If you have questions concerning water/wastewater capacity fees, please call Hillsborough County Water Resource Services at:

(813) 272-5977.

For more information on impact fees, call the Impact Fee Main Line at:

(813) 276-8305

Check out our website:

<http://www.hillsboroughcounty.org/pgm/impactfees/>

**Planning & Growth
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HILLSBOROUGH COUNTY
Board of County Commissioners

Planning & Growth Management
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Guide To Impact Fees



*Transportation/
Right of Way*



School



Fire



Park

A Guide to Impact Fees

Impact Fees are charges assessed for the impact that new development makes on Hillsborough County roads, parks, schools and fire systems. New residential development pays all five impact fees, because they utilize all five services. Non-residential development pays only transportation, right-of-way and fire Impact Fees, because it does not directly impact schools or parks.

How are Impact Fees determined?

The amount of impact fees paid by a development is determined by the amount and type of impact typically generated by the particular use of the property.

For residential uses, the impact is measured by the type of dwelling unit (single-family, mobile home, or apartment) and the amount of trips (traffic) generated by a home. The number of bedrooms and livable square footage in the home is used to anticipate the number of people creating an impact using schools or parks.

For non-residential uses, impact fees are based on formulas which determine the average impact created by various uses.

The transportation/right-of-way fee is based on the typical number of vehicle trips and average vehicle trip lengths by the use of the property.

The Fire formula analyzes the average number of people occupying a residence or a business and their demand on the fire rescue network.

Does everyone pay impact fees?

No, only new development pays impact fees.

Can impact fees be waived?

Currently, there is one instance in the Impact Fee Ordinance where impact fees do not have to be paid. The provision allows distressed areas in Hillsborough County that would benefit from a waiver of impact fees to not pay certain fees in

order to stimulate growth. There are currently two zones in the County which do not pay transportation, right-of-way, water and sewer capacity fees; the USF zone and the Ruskin zone. If you have any questions about the No Fee Zones, please call (813) 276-8305 for further information.

If a project is replacing a prior structure, the new project may be eligible for credit toward the impact fees due.

What does the County do with the money collected from impact fees?

Impact fees are used only for new capital improvements or infrastructure that is identified by the County Commission as needed to accommodate new growth.

Fees cannot be used to solve preexisting problems or deficiencies, nor can they be used to operate any County facility.

In addition, the type of impact fee collected can only be used only for the same type of facility. For example, transportation fees can only be used to buy land for roads and to design and build new roadways, including related construction such as bridges, stormwater improvements or intersections.

Further, the money collected can be used only in the area or zone in which it is collected, to ensure that the new improvements or capital facilities are placed in close proximity to the new growth that paid the impact fee.

Exception: School impact fee monies can be used anywhere in Hillsborough County, including the

City of Tampa, City of Temple Terrace and the City of Plant City.

When to impact fees have to be paid?

Impact fees must be paid before the County's Building Services Division can issue a Certificate of Occupancy (CO). Also, if temporary electrical power is requested prior to the issuance of the CO, the impact fees must be paid before power is released.

How can I pay for my impact fees?

Impact fees can be paid by cash, check, credit card, money order or cashier's check. However, personal or business checks used to pay Impact Fees will result in a 15 business day hold before Electrical Release and/or Certificate of Occupancy can be issued. The 15 day hold will begin the next business day following the date of the check submission. If the payment is made by cash, credit card, money order or cashier's check, the 15 day hold will not apply.

Planning & Growth Management requires that personal or business information must be pre-printed on the face of the checks when being used for payment. The minimum standard consists of: Full name or business name, and complete address. Also, checks are not to have a check date of more than 30 days old at the time of submission to the County.

When does the County have to spend the impact fee money?

Generally, the County must spend impact fee money within six years of collection. This requirement ensures that the money serves the new development that generated the fee in the form of infrastructure or improvements.

What are impact fee "offsets"?

Offsets, also known as "credits", recognize improvements, including land, which developers or

builders may build or provide in lieu of paying impact fees.

Offsets are tracked in dollar increments by the Building Services Division and are given when the County Commission accepts the land or improvements as eligible for an offset.

How can I find out how much the impact fee will be for my project?

Call the Impact Fee Coordinator at (813) 276-8319, or check the impact fee schedule on our [website](#).

Where can I obtain a copy of the Consolidated Impact Fee Ordinance?

A copy of the Consolidated Impact Fee Ordinance may be purchased at County Center, 601 East Kennedy Boulevard, 20th Floor, or by calling (813) 272-5920. You can also view the Ordinance on our [website](#).

Are there other departments involved in providing impact fee information?

Several departments are involved with various impact fee issues, including Planning & Growth Management, Affordable Housing Department (813) 274-6600, and Economic Development (813) 272-7232.



Impact Fee Website:

www.hillsboroughcounty.org/pgm/impactfees/