

Manatee County Impact Fees
(Including Education Impact Fees)

Effective January 1, 2025



RESIDENTIAL (Per Dwelling Unit)

Education Facilities	Multimodal Transportation				Parks & Natural Resources	Law Enforcement	Public Safety	Libraries	Admin Sur-charge	Total Fee				
	NE District	NW District	SE District	SW District						NE District	NW District	SE District	SW District	
SINGLE-FAMILY ATTACHED / DETACHED / TOWNHOME / DUPLEX														
750 sq ft or less	\$2,218	\$2,899	\$2,765	\$2,133	\$1,689	\$544.50	\$225.00	\$121.50	\$120.25	\$49.00	\$6,177.25	\$6,043.25	\$5,411.25	\$4,967.25
751 - 1000 sq ft	\$3,940	\$2,899	\$2,765	\$2,133	\$1,689	\$544.50	\$225.00	\$121.50	\$120.25	\$66.00	\$7,916.25	\$7,782.25	\$7,150.25	\$6,706.25
1001 - 1300 sq ft	\$6,591	\$4,511	\$4,303	\$3,319	\$2,630	\$846.00	\$349.75	\$179.50	\$185.75	\$108.00	\$12,771.00	\$12,563.00	\$11,579.00	\$10,890.00
1301 - 1700 sq ft	\$6,689	\$6,168	\$5,884	\$4,541	\$3,585	\$1,158.75	\$479.25	\$239.00	\$244.75	\$124.00	\$15,102.75	\$14,818.75	\$13,475.75	\$12,519.75
1701 - 2200 sq ft	\$6,893	\$7,752	\$7,395	\$5,706	\$4,505	\$1,460.25	\$602.75	\$298.50	\$306.00	\$141.00	\$17,453.50	\$17,096.50	\$15,407.50	\$14,206.50
2201 or more sq ft	\$6,893	\$7,752	\$7,395	\$5,706	\$4,505	\$1,460.25	\$602.75	\$298.50	\$306.00	\$141.00	\$17,453.50	\$17,096.50	\$15,407.50	\$14,206.50
MULTIFAMILY														
750 sq ft or less	\$2,218	\$2,692	\$2,602	\$2,133	\$1,689	\$544.50	\$225.00	\$120.75	\$120.25	\$49.00	\$5,969.50	\$5,879.50	\$5,410.50	\$4,966.50
751 - 1000 sq ft	\$3,940	\$2,899	\$2,765	\$2,133	\$1,689	\$544.50	\$225.00	\$121.50	\$120.25	\$66.00	\$7,916.25	\$7,782.25	\$7,150.25	\$6,706.25
1001 - 1300 sq ft	\$6,591	\$4,395	\$4,256	\$3,319	\$2,630	\$846.00	\$349.75	\$172.00	\$177.00	\$108.00	\$12,638.75	\$12,499.75	\$11,562.75	\$10,873.75
1301 - 1700 sq ft	\$6,689	\$5,803	\$5,614	\$4,541	\$3,585	\$1,158.75	\$477.75	\$228.00	\$234.75	\$124.00	\$14,715.25	\$14,526.25	\$13,453.25	\$12,497.25
1701 - 2200 sq ft	\$6,893	\$5,803	\$5,614	\$4,541	\$3,585	\$1,158.75	\$477.75	\$228.00	\$234.75	\$124.00	\$14,919.25	\$14,730.25	\$13,657.25	\$12,701.25
2201 or more sq ft	\$6,893	\$5,803	\$5,614	\$4,541	\$3,585	\$1,158.75	\$477.75	\$228.00	\$234.75	\$124.00	\$14,919.25	\$14,730.25	\$13,657.25	\$12,701.25
MOBILE HOME (PARK)														
750 sq ft or less	\$2,218	\$2,899	\$2,765	\$2,133	\$1,689	\$544.50	\$225.00	\$119.75	\$120.25	\$27.00	\$6,153.50	\$6,019.50	\$5,387.50	\$4,943.50
751 - 1000 sq ft	\$3,940	\$2,899	\$2,765	\$2,133	\$1,689	\$544.50	\$225.00	\$119.75	\$120.25	\$27.00	\$7,875.50	\$7,741.50	\$7,109.50	\$6,665.50
1001 - 1300 sq ft	\$6,591	\$2,899	\$2,765	\$2,133	\$1,689	\$544.50	\$225.00	\$119.75	\$120.25	\$27.00	\$10,526.50	\$10,392.50	\$9,760.50	\$9,316.50
1301 - 1700 sq ft	\$6,689	\$2,899	\$2,765	\$2,133	\$1,689	\$544.50	\$225.00	\$119.75	\$120.25	\$27.00	\$10,624.50	\$10,490.50	\$9,858.50	\$9,414.50
1701 - 2200 sq ft	\$6,893	\$2,899	\$2,765	\$2,133	\$1,689	\$544.50	\$225.00	\$119.75	\$120.25	\$27.00	\$10,828.50	\$10,694.50	\$10,062.50	\$9,618.50
2201 or more sq ft	\$6,893	\$2,899	\$2,765	\$2,133	\$1,689	\$544.50	\$225.00	\$119.75	\$120.25	\$27.00	\$10,828.50	\$10,694.50	\$10,062.50	\$9,618.50

Manatee County Impact Fees

Effective January 1, 2025



NONRESIDENTIAL (per 1000 square feet except lodging, congregate care and gas station)

	Multi-Modal Transportation				Law Enforcement	Public Safety	Admin Surcharge	Total Fee			
	NE District	NW District	SE District	SW District				NE District	NW District	SE District	SW District
	Per 1000 square feet										
Office & Other Services	\$5,168	\$4,929	\$3,803	\$3,696	\$234.00	\$164.50	\$41.00	\$5,607.50	\$5,368.50	\$4,242.50	\$4,135.50
Hospital	\$6,193	\$5,908	\$4,559	\$4,431	\$280.00	\$178.75	\$49.00	\$6,700.75	\$6,415.75	\$5,066.75	\$4,938.75
Warehouse	\$1,565	\$1,514	\$1,227	\$1,192	\$54.00	\$22.00	\$13.00	\$1,654.00	\$1,603.00	\$1,316.00	\$1,281.00
Mini -Warehouse	\$1,042	\$1,006	\$836	\$820	\$22.00	\$9.00	\$9.00	\$1,082.00	\$1,046.00	\$876.00	\$860.00
Manufacturing	\$1,788	\$1,706	\$1,317	\$1,280	\$81.00	\$109.00	\$15.00	\$1,993.00	\$1,911.00	\$1,522.00	\$1,485.00
Light Industrial	\$3,265	\$3,114	\$2,404	\$2,335	\$147.25	\$94.00	\$26.00	\$3,532.25	\$3,381.25	\$2,671.25	\$2,602.25
Nursing Home	\$3,235	\$3,126	\$2,608	\$2,547	\$160.75	\$178.75	\$29.00	\$3,603.50	\$3,494.50	\$2,976.50	\$2,915.50
Day Care/School	\$4,771	\$4,551	\$3,512	\$3,413	\$216.00	\$152.00	\$38.00	\$5,177.00	\$4,957.00	\$3,918.00	\$3,819.00
Commercial / Shopping Center less than 40,000 sq. ft.	\$8,355	\$8,355	\$8,355	\$8,355	\$598.50	\$150.75	\$91.00	\$9,195.25	\$9,195.25	\$9,195.25	\$9,195.25
Commercial / Shopping Center 40,000 - 150,000 sq. ft.	\$12,885	\$12,480	\$9,720	\$9,446	\$598.50	\$150.75	\$102.00	\$13,736.25	\$13,331.25	\$10,571.25	\$10,297.25
Commercial / Shopping Center greater than 150,000 sq. ft.	\$13,108	\$12,596	\$9,720	\$9,446	\$558.25	\$150.75	\$102.00	\$13,919.00	\$13,407.00	\$10,531.00	\$10,257.00
	Per room										
Lodging (per room)	\$2,385	\$2,304	\$1,920	\$1,885	\$119.25	\$33.75	\$20.00	\$2,558.00	\$2,477.00	\$2,093.00	\$2,058.00
	Per Dwelling unit										
Congregate Care / Assisted Living (per Dwelling Unit)	\$1,149	\$1,149	\$1,149	\$1,149	\$225.00	\$121.50	\$15.00	\$1,510.50	\$1,510.50	\$1,510.50	\$1,510.50
	Per Fueling Position										
Gas Station /Convenience Store less than 2,000 sq. ft. (per fuel pos.)	\$6,866	\$6,550	\$5,054	\$4,912	\$310.50	\$77.50	\$53.00	\$7,307.00	\$6,991.00	\$5,495.00	\$5,353.00
Gas Station /Convenience Store 2,000 - 5,499 sq. ft. (per fuel pos.)	\$6,866	\$6,550	\$5,054	\$4,912	\$310.50	\$77.50	\$53.00	\$7,307.00	\$6,991.00	\$5,495.00	\$5,353.00
Gas Station /Convenience Store 5,500 or more sq. ft. (per fuel pos.)	\$6,866	\$6,550	\$5,054	\$4,912	\$310.50	\$77.50	\$53.00	\$7,307.00	\$6,991.00	\$5,495.00	\$5,353.00