

**BROWARD COUNTY  
DEVELOPMENT MANAGEMENT DIVISION**

**IMPACT FEES**

<b>IMPACT FEE</b>	<b>DESCRIPTION</b>
<p><b>School Impact Fees</b></p> <p><a href="#">Educational (School) Impact Fee Schedule</a></p>	<p>Effective March 1, 2004, educational (school) impact fees will be assessed and paid, prior to construction approval by the Broward County Department of Urban Planning &amp; Redevelopment, regardless of whether platting is required.</p> <p>Fees are charged for all new residential dwelling units and for all new replacement residential dwelling units, when the proposed development generates more units and/or students than the existing development. Additions of bedrooms to existing residential dwelling units are exempt from the payment of impact fees.</p> <p>Fees are calculated using a <a href="#">fee schedule</a> based on the type of dwelling unit and the number of bedrooms per unit.</p>
<p><b>Road Impact Fees</b></p> <p><a href="#">Road Impact Fee Assessment Zone Map</a></p> <p><a href="#">Trip Generation Rates Table</a></p> <p><a href="#">Cost Per TRIP Per Zone By Land Use Table</a></p>	<p>Effective March 1, 2004, road impact fees will be assessed and paid, prior to construction approval by the Broward County Department of Urban Planning &amp; Redevelopment, regardless of whether platting is required.</p> <p>Fees are charged for all new residential units and renovations that increase the number of dwelling units, and/or change the type of unit; and all new non-residential development, additions and renovations that increase the number of gross square feet (as defined in the Land Development Code) of any use and/or introduce a new use.</p> <p>The fees are assessed in the area outside the "Urban Infill/Redevelopment Area" or "Exception Area," which has been divided into forty-six (46) separate road impact fee assessment zones and are calculated as follows:</p> <ul style="list-style-type: none"> <li>• Identify the road impact fee assessment zone the project is located within using the Road <a href="#">Impact Fee Assessment Zone Map</a>.</li> <li>• Determine the number of trips the proposed use will generate using the <a href="#">Trip Generation Rates Table</a>.</li> <li>• Multiply the cost per trip for each zone based on residential, office, industrial or commercial land uses using the <a href="#">Cost per TRIP per Zone by Land Use Table</a>.</li> </ul>

	<ul style="list-style-type: none"> <li>• Contact Development Management Division staff for questions.</li> </ul>
<p><b>Transit Impact Fees</b></p> <p><a href="#">Road Impact Fee Assessment Zone Map</a></p> <p><a href="#">Transit Impact Fee Schedule</a></p>	<p>Effective March 1, 2004, transit impact fees will be assessed and paid, prior to construction approval by the Broward County Department of Urban Planning &amp; Redevelopment, regardless of whether platting required.</p> <p>Fees are charged for all new residential units and renovations that increase the number of dwelling units, and/or change the type of unit; and all new non-residential development, additions and renovations that increase the number of gross square feet (as defined in the Land Development Code) of any use and/or introduce a new use.</p> <p>The fees are assessed in the area designated as the “Urban Infill/Redevelopment Area” or “Exception Area,” on the Road Impact Fee Assessment Zone Map and are for a specific use, based upon a <a href="#">fee schedule</a>.</p>
<p><b>Park Impact Fees</b></p> <p><a href="#">Recreational (Park) Impact Fee Schedule</a></p>	<p>Recreational (park) impact fees are assessed for residential uses requiring plating (county-wide) or site planning (unincorporated area).</p> <p>Fees are calculated using a fee schedule based on the type of dwelling unit and the number of bedrooms.</p> <p>This fee schedule is also used to calculate park impact fees for recorded plats secured by Developer Agreements, based on the ordinance in effect on the date of plat approval.</p>

**NOTE FOR EXISTING PLAT IMPACT FEE AGREEMENTS**

If your project is subject to an existing plat impact fee agreement, please contact the Development Management Division staff for calculation of the correct impact fee.