

**Frequently Asked Questions
Unincorporated Sarasota County Impact Fees
(June 28)**

1. What are impact fees?

One-time charges on new development to pay its proportionate share of the cost of infrastructure (physical facilities) needed to service it. Impact fee receipts may not be spent on maintenance or operating costs of the facilities.

2. What impact fees does Sarasota County charge new development and when were the fees updated?

Roads, updated March 14 - effective June 18 (Phased 2007 and 2008)

Parks, updated March 14 - effective June 18

Libraries, updated March 14 - effective June 18

Fire, updated April 25 - effective July 24

Emergency Medical Services, updated April 25 - effective July 24

Law Enforcement, new fee adopted April 25 - effective July 24

Justice, new fee adopted April 25 - effective July 24

General Government, new fee adopted April 25 - effective July 24

Sewer, updated in 2004

Potable water, updated in 2004

The School Board also charges an Educational Systems impact fee, which was adopted in 2004 and which Sarasota County and the municipalities collect.

3. Does all new development pay all of these fees?

No, it pays only those fees for the infrastructure it actually uses. For instance, non-residential new development (industrial, office, etc.) does not pay parks and library impact fees.

4. On what basis are the fees charged?

The county's impact fees for residential development had been charged prior to the 2007 new and updated fees, on a per dwelling unit basis. These new and updated fees now use a sliding scale impact fee based on a home's square footage. The county's non-residential development is charged on a basis appropriate to the impact it causes on infrastructure, commonly expressed as per 1,000 square feet of the new development's structure, or other basis.

5. When and where are the county's impact fees collected?

The county's road, park, library, law enforcement, justice, general government and the School Board's school educational systems fees are collected at the "Certificate of Occupancy" stage of development. The remaining four fees are collected at the building permit stage of development. For development in Unincorporated Sarasota County, these impact fees may be paid at the county's permit Center at 1301 Cattlemen Road in north Sarasota County or, at The R.L. Anderson Administration Building at 4000 S. Tamiami Trail in south Sarasota County.

6. Do the County, municipalities and School Board work together on impact fees?

Yes, they do so, through a number of interlocal agreements, which specify the conditions of collection and expenditure of fees. The county, the following municipalities and the School Board, have interlocal agreements whereby the municipalities collect the noted county and School Board impact fees within municipal boundaries:

Sarasota:

Roads, parks, libraries, fire, EMS and schools

Venice:

Roads, parks, libraries and schools

North Port:

Roads, libraries and schools

Longboat Key:

Roads, libraries and schools

It is anticipated that the municipalities will, in the future, also collect the Justice and General Government impact fees.

7. What is the PFFAB and what role does it play in county impact fees?

The Public Facility Financing Advisory Board (PFFAB) is composed of nine members appointed by the Sarasota County Board of County Commissioners. The PFFAB was established to provide a conduit for citizen input and to make recommendations and give advice, mainly on impact fees, to the Board of County Commissioners. PFFAB routinely reviews and comments on the county's roads, parks and libraries impact fees. PFFAB was extensively involved in the review of the 2007 new and updated impact fees.