

ST LUCIE COUNTY IMPACT FEES

EFFECTIVE 1/1/2026 through 9/30/2026

RESIDENTIAL

ROAD IMPACT FEES							
		Unincorporated	City of Fort Pierce	City of PSL	North Island	FP Island	South Island
SINGLE FAMILY							
Single Family (<2,000 SqFt), Very Low Income #	Per Unit	\$3,438	\$3,302	\$1,230	\$2,743	\$3,171	\$2,966
Single Family (<2,000 SqFt), Low Income #	Per Unit	\$4,190	\$4,023	\$1,501	\$3,342	\$3,864	\$3,616
Single Family (<2,400 SqFt)	Per Unit	\$5,771	\$5,541	\$2,060	\$4,604	\$5,324	\$4,982
Single Family (2,400 to 3,499 SqFt)	Per Unit	\$7,054	\$6,773	\$2,519	\$5,626	\$6,508	\$6,089
Single Family (3,500+ SqFt)	Per Unit	\$7,160	\$6,876	\$2,564	\$5,711	\$6,607	\$6,181
MULTI-FAMILY 1-3 STORIES							
Multifamily, Very Low Income #	Per Unit	\$2,714	\$2,606	\$968	\$2,581	\$3,056	\$2,869
Multifamily, Low Income #	Per Unit	\$3,308	\$3,176	\$1,175	\$3,144	\$3,261	\$3,396
Multifamily (<750 SqFt)	Per Unit	\$3,668	\$3,522	\$1,303	\$3,488	\$3,913	\$3,877
Multifamily (750 to 1,499 SqFt)	Per Unit	\$4,460	\$4,282	\$1,589	\$4,239	\$4,539	\$4,714
Multifamily (1,500+ SqFt)	Per Unit	\$5,126	\$4,921	\$1,826	\$4,872	\$5,265	\$5,417
MULTI-FAMILY 4+ STORIES							
Multifamily, Very Low Income #	Per Unit	\$2,015	\$1,934	\$713	\$2,160	\$2,073	\$2,120
Multifamily, Low Income #	Per Unit	\$2,286	\$2,195	\$815	\$2,286	\$2,195	\$2,286
Multifamily (<750 SqFt)	Per Unit	\$2,723	\$2,615	\$971	\$2,750	\$2,640	\$2,750
Multifamily (750 to 1,499 SqFt)	Per Unit	\$3,181	\$3,054	\$1,131	\$3,181	\$3,054	\$3,181
Multifamily (1,500+ SqFt)	Per Unit	\$3,689	\$3,542	\$1,310	\$3,689	\$3,542	\$3,689
OTHER							
Mobile Home/RV Unit (Park Only)	Per Unit	\$2,289	\$2,198	\$807	\$1,908	\$1,908	\$2,414
Other Residential	Per Unit	\$6,222	\$5,975	\$2,226	\$4,961	\$4,961	\$5,371

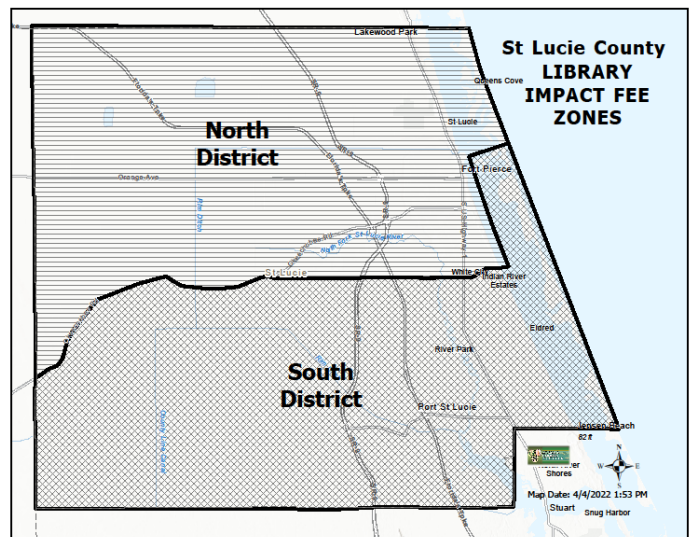
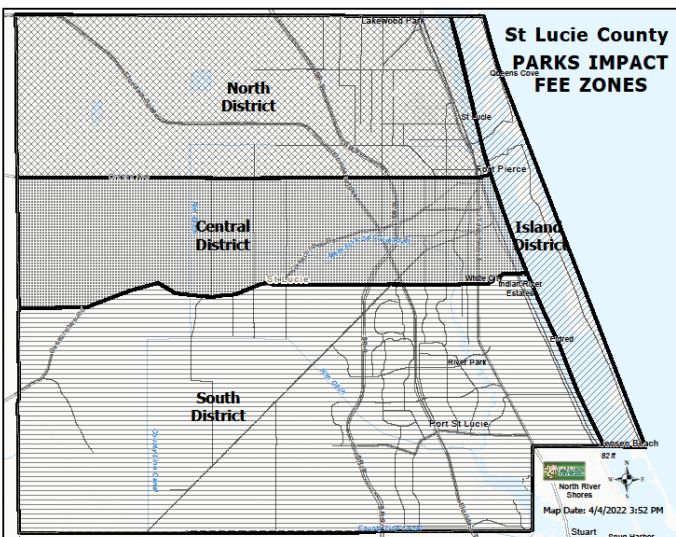
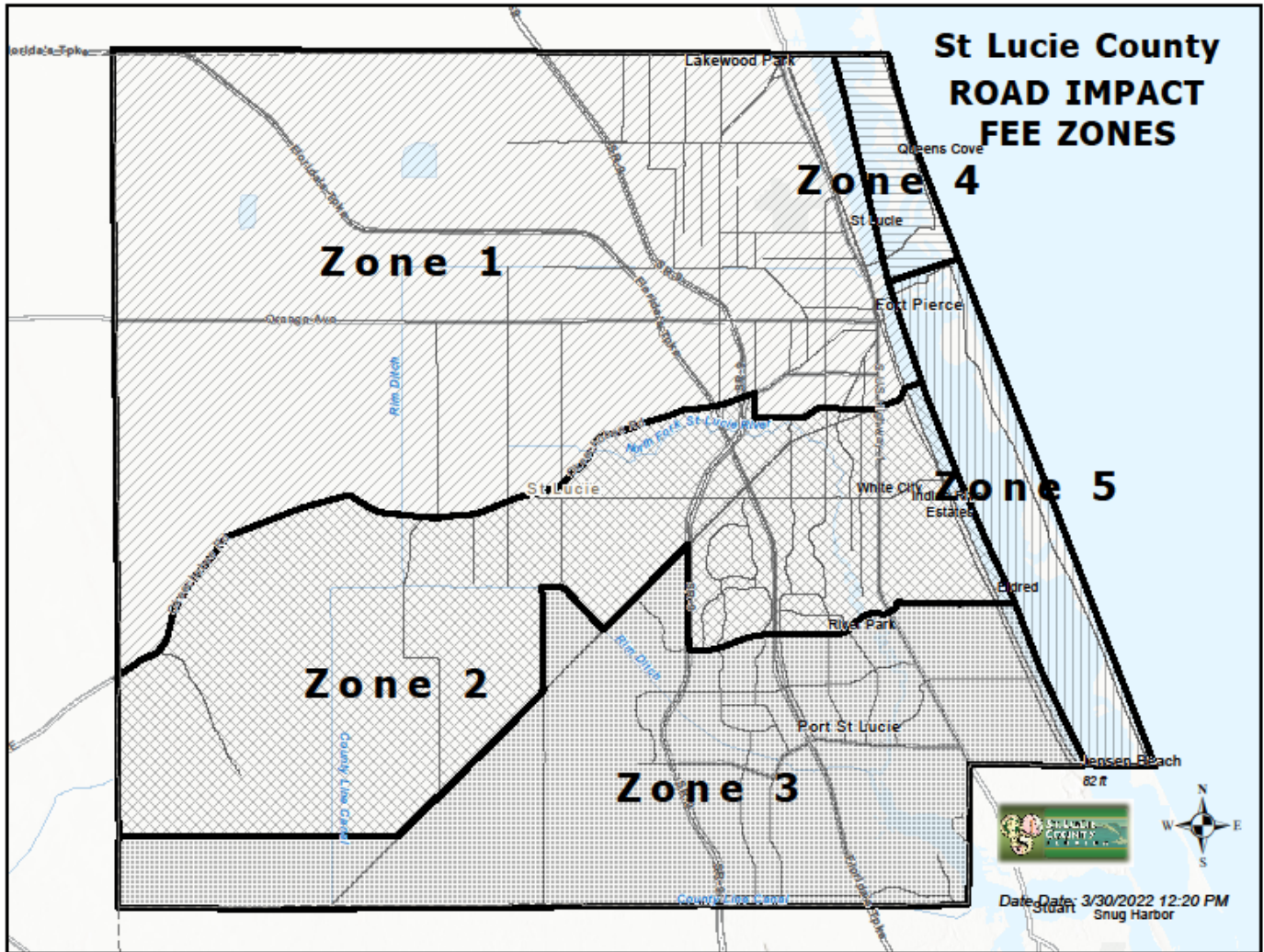
OTHER IMPACT FEES							
Land Use	Unit	Pub Bldg	Law Enf	Parks	Library	Fire/EMS	School
Single Family	DU	\$547.50	\$369.00	\$2,560.50	\$395.89	\$650.00	\$6,786.00
Condominium	DU	\$547.50	\$351.65	\$2,560.50	\$372.69	\$650.00	\$6,786.00
Multifamily (1-2 stories)	DU	\$490.50	\$256.50	\$2,284.50	\$288.00	\$502.00	\$3,470.00
Multifamily (3+ stories)	DU	\$490.50	\$262.50	\$2,284.50	\$295.50	\$637.00	\$3,470.00
Mobile Home/RV	DU	\$360.00	\$229.50	\$1,677.00	\$253.78	\$432.00	\$1,958.00
Other Residential	Bed	\$547.50	\$180.48	\$889.43	\$129.06	\$650.00	\$6,786.00

INCOME ELIGIBILITY VERIFICATION AND DEED RESTRICTIONS REQUIRED FOR ALL LOW-INCOME LAND USE CATEGORIES

- REVISED FEES ARE BASED UPON 2022 IMPACT FEE STUDIES ADOPTED ON APRIL 19, 2022 FOR ROADS, PARKS, LIBRARY, PUBLIC BUILDINGS, AND LAW ENFORCEMENT, AND SEPTEMBER 6, 2022 FOR FIRE/EMS. THESE STUDIES, AS WELL AS OTHER IMPACT FEE RELATED INFORMATION, CAN BE FOUND ON THE COUNTY WEBSITE AT STLUCIECO.GOV/IMPACTFEES.

ST LUCIE COUNTY IMPACT FEES

Benefit Zones



ST LUCIE COUNTY IMPACT FEES

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COMMERCIAL

ROAD IMPACT FEES							
	Unit	Unincorporate	City of Fort Pierce	City of PSL	North Island	FP Island	South Island
LODGING							
Hotel/Motel	Room	\$2,500	\$2,401	\$890	\$2,817	\$2,705	\$2,662
Bed & Breakfast**	Guest Room	\$2,062	\$1,979	\$734	\$2,278	\$2,187	\$2,210
RECREATION							
Multi-Purpose Recreational Centre	1,000 SqFt	\$1,418	\$1,361	\$505	\$608	\$608	\$524
Movie Theater	Seat	\$389	\$373	\$132	\$163	\$163	\$140
INSTITUTIONS							
Elementary School (Private)	1,000 SqFt	\$6,881	\$6,604	\$2,402	\$2,924	\$2,924	\$2,529
Middle/High School (Private)	1,000 SqFt	\$6,437	\$6,178	\$2,252	\$2,799	\$2,799	\$2,422
Day Care Center	1,000 SqFt	\$2,511	\$2,408	\$851	\$945	\$716	\$827
Hospital	1,000 SqFt	\$6,663*	\$6,398*	\$2,383*	\$2,489*	\$2,489*	\$2,154*
Nursing Home	1,000 SqFt	\$1,773	\$1,701	\$613	\$646	\$646	\$604
Lodge/Fraternal Organization	1,000 SqFt	\$2,775	\$2,666	\$992	\$1,027	\$1,027	\$898
OFFICE							
General Office	1,000 SqFt	\$4,183*	\$4,016*	\$1,489*	\$1,411*	\$1,094*	\$1,247*
RETAIL							
Retail/Shopping Center (< 40,000 SFGLA)	1,000 SFGLA	\$3,925	\$3,761	\$1,292	\$1,235	\$1,235	\$1,085
Retail/Shopping Center (40,000 to 150,000 SFGLA)	1,000 SFGLA	\$7,133	\$6,842	\$2,414	\$2,244	\$2,244	\$1,969
Retail/Shopping Center (150,000+ SFGLA)	1,000 SFGLA	\$8,693	\$8,341	\$3,011	\$2,707	\$2,707	\$2,405
Gas Station w/ Convenience Store (<2,000 SqFt)	Fuel POS.	\$8,462	\$8,116	\$2,856	\$2,655	\$2,655	\$4,685
Gas Station w/ Convenience Store (2,000 to 5,499 SqFt)	Fuel POS.	\$10,097	\$9,683	\$3,406	\$3,167	\$3,167	\$5,589
Gas Station w/ Convenience Store (5,500+ SqFt)	Fuel POS.	\$11,339	\$10,874	\$3,824	\$3,557	\$3,557	\$6,275
INDUSTRIAL							
Intermodal Distribution Center/ High-Cube Warehouse	1,000 SqFt	\$790*	\$758*	\$279*	\$293*	\$293*	\$261*
General Industrial Warehouse	1,000 SqFt	\$1,241*	\$1,191*	\$441*	\$455*	\$311*	\$397*
Warehouse	1,000 SqFt	\$984*	\$945*	\$353*	\$370*	\$370*	\$318*

* FINAL FEE SUBJECT TO SLC TARGETED INDUSTRY PROGRAM. OPTIONS USER SHOULD CONSULT WITH ST. LUCIE COUNTY FOR ELIGIBILITY REQUIREMENTS.

** DOES NOT INCLUDE PRIMARY RESIDENCE. SINGLE FAMILY UNIT MUST BE ASSESSED FOR THE RESIDENTIAL PORTION OF THE USE.

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COMMERCIAL

OTHER IMPACT FEES					
	Unit	Pub Bldg	Law Enf	Fire/EMS	Parks
LODGING					
Hotel	Room	\$370.50	\$222.32	\$976.00	\$1,711.50
Motel	Room	\$370.50	\$147.35	\$976.00	\$1,477.30
Bed & Breakfast**	Guest Room	\$370.50	\$147.35	\$976.00	\$1,205.22
OFFICE & FINANCIAL					
General Office	1,000 SqFt	\$484.50	\$172.88	\$702.00	
Medical Office	1,000 SqFt	\$907.50	\$269.32	\$702.00	
RETAIL					
Under 100,000 SqFt	1,000 SqFt	\$714.00	\$390.30	\$621.00	
100,000-499,999 SqFt	1,000 SqFt	\$820.50	\$487.50	\$621.00	
500,000+ SqFt	1,000 SqFt	\$654.00	\$291.58	\$621.00	
GASOLINE SERVICES					
Service Station (^per 1,000 SqFt)	Per Position	\$157.50	\$109.50	\$518.00^	
INDUSTRIAL					
Warehouse	1,000 SqFt	\$70.50	\$20.85	\$58.00	
Truck Terminal	1,000 SqFt	\$165.00	\$35.34	\$58.00	
General Industrial	1,000 SqFt	\$111.00	\$81.00	\$91.00	
INSTITUTIONAL					
School- Elementary (^per 1,000 SqFt)	Per Student	\$163.32	\$28.68	\$676.00^	
School- Middle, High (^per 1,000 SqFt)	Per Student	\$98.01	\$17.21	\$676.00^	
Day Care	1,000 SqFt	\$475.50	\$145.48	\$676.00	
Church/Fraternal Organization	1,000 SqFt	\$0.00	\$76.33	\$676.00	
Hospital	1,000 SqFt	\$582.00	\$241.63	\$676.00	
Nursing Home/ACLF (^per 1,000 SqFt)	Bed	\$492.00	\$230.97	\$3,026.00^	
Library	1,000 SqFt	\$741.00	\$468.00	\$676.00	
RECREATIONAL					
Park (public)	Per Acre	\$40.38	\$7.09	\$230.00	
Recreation Facility	1,000 SqFt	\$223.50	\$114.00	\$230.00	
Golf Course (^per Acre)	Per Hole	\$444.00	\$156.23	\$230.00^	
Movie Theater (^per 1,000 SqFt)	Per Seat	\$61.67	\$10.83	\$230.00^	

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