

COLLIER COUNTY
COMMERCIAL IMPACT FEES
EFFECTIVE May 1, 2026

Roads, EMS, Law Enforcement, Jail, Government Buildings, Library, Parks, School Impact Fee Rate Changes Phase 2

LAND USE	EMS	GOVERNMENT BUILDINGS	JAIL	LAW ENFORCEMENT	ROAD	TOTAL (ROUNDED) WATER, WASTEWATER AND FIRE NOT INCLUDED (See Page 3)
Auto Sales (Luxury)	0.09095	0.60325	0.31345	0.28661	12.61075	13.91 Per Square Foot
Auto Sales (New/Used)	0.12970	0.86094	0.42604	0.34820	16.92475	18.69 Per Square Foot
Bank/Savings: Drive-In**	0.16443	1.12112	0.46465	0.33162	21.66850	23.75 Per Square Foot
Bank/Savings: Walk-In**	0.12685	0.86486	0.35844	0.25582	12.42150	14.03 Per Square Foot
Business Park	0.07648	0.51097	0.22569	0.16107	11.25300	12.23 Per Square Foot
Car Wash - Automated	0.15541	1.03079	0.54608	0.56908	43.09075	45.39 Per Square Foot
Car Wash - Self-Service	74.42	497.85000	245.50	187.13	11,385.00	12,389.90 Per Bay
Church	0.02221	0.14761	0.078150	0.0839	2.42650	2.76 Per Square Foot
College - 7,500 students or less	8.83	58.57	28.98	23.69	2,011.50	2,131.57 Per Student
College - > 7,500 student	6.18	41.00	21.12	18.95	1,510.00	1,597.25 Per Student
Convenience Store (24 hours)	0.47645	3.18881	1.56790	1.24594	56.8840	63.36 Per Square Foot
Dance Studio/Gymnastics	0.18119	1.21114	0.57085	0.40742	9.51525	11.89 Per Square Foot
Day Care	0.04348	0.28874	0.15297	0.15629	12.46125	13.10 Per Square Foot
Furniture Store	0.02120	0.14056	0.06620	0.08049	3.73875	4.05 Per Square Foot
Gas Station w/Covenience Market <2,000 sq ft	155.03	1,057.06	438.09	312.67	7,121.00	9,083.85 Per Fuel Position
Gas Station w/Covenience Market 2,000-2,999 sq	191.44	1,305.30	540.98	386.10	8,526.50	10,950.32 Per Fuel Position
Gas Station w/Covenience Market 3,000+ sq ft	191.44	1,305.30	540.98	386.10	9,284.00	11,707.82 Per Fuel Position
Golf Course	87.07	581.85	265.51	189.50	11,332.25	12,456.18 Per Hole
Golf Course - Bundled	26.11	174.51	79.65	56.85	3,400.00	3,737.12 Per Hole
Home Improvement Store	0.15941	1.06008	0.52374	0.42637	8.67750	10.85 Per Square Foot
Hospital	0.11941	0.79918	0.39290	0.31267	9.33200	10.96 Per Square Foot
Hotel	71.53	474.40	248.21	258.97	3,731.25	4,784.36 Per Room
Hotel - All Suites	71.53	474.40	248.21	258.97	3,018.75	4,071.86 Per Room
Industrial - General Light	0.03171	0.21622	0.08961	0.06395	3.56700	3.97 Per Square Foot
Manufacturing	0.04265	0.28532	0.14076	0.10659	3.77925	4.35 Per Square Foot
Marina	14.09	96.10	39.83	28.42	2,422.25	2,600.69 Per Dry/Wet Berth
Mine/Commercial Excavation	-	-	-	-	15.75	15.75 Per 1,000 Cubic Yards
Mini-Warehouse	0.00352	0.02402	0.00996	0.00711	0.88600	0.93 Per Square Foot
Motel	67.11	445.12	235.80	241.34	2,115.75	3,105.12 Per Room
Movie Theater	0.38	2.5579	1.10519	0.7888	31.7920	36.63 Per Square Foot

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Nursing Home	0.21607	1.44611	0.63786	0.18239	2.90825	5.39 Per Square Foot
General Office	0.06500	0.43478	0.21486	0.15870	7.43100	8.30 Per Square Foot
Office - Medical 10,000 sq. ft. or less	0.09618	0.64331	0.31795	0.23450	22.36550	23.66 Per Square Foot
Office - Medical >10,000 sq. ft.	0.13824	0.92443	0.45788	0.32688	31.78075	33.63 Per Square Foot
Pharmacy/Drug Store	0.16471	1.10162	0.54482	0.39794	12.85925	15.07 Per Square Foot
Quick Lube	102.43	679.39	359.92	360.04	12,463.50	13,965.28 Per Bay
Restaurant - Fast Food w/Drive-Thru**	0.78588	5.21251	2.61757	2.21710	105.51025	116.34 Per Square Foot
Restaurant - High Turnover**	0.50560	3.38251	1.66975	1.25304	41.41600	48.23 Per Square Foot
Restaurant - Low Turnover**	0.49852	3.30877	1.63749	1.33832	32.70975	39.49 Per Square Foot
Restaurant - Fast Casual**	0.74766	5.00053	2.47320	1.80495	53.18400	63.21 Per Square Foot
Restaurant - Fast Food w/Drive- Thru (2 meals)**	0.76616	5.12666	2.52547	1.95418	97.96900	108.34 Per Square Foot
Retail 6,000 Sq. Ft. or Less	0.20207	1.35100	0.65382	0.46663	4.63000	7.30 Per Square Foot
Retail 6,001-40,000 Sq. Ft.	0.20207	1.35100	0.65382	0.46663	7.61600	10.29 Per Square Foot
Retail 40,001-150,000 Sq. Ft.	0.21634	1.43490	0.68529	0.62771	13.90850	16.87 Per Square Foot
Retail >150,000 Sq. Ft.	0.17735	1.18641	0.58582	0.43821	13.94275	16.33 Per Square Foot
School - Elementary (Private)	5.30	35.15	18.62	19.97	878.25	957.29 Per Student
School - Middle (Private)	6.18	41.00	21.72	21.32	935.00	1,025.22 Per Student
School - High School (Private)	7.06	46.86	23.19	18.95	993.00	1,089.06 Per Student
Supermarket**	0.18101	1.20063	0.61239	0.53769	21.42300	23.95 Per Square Foot
Tire Superstore	0.09348	0.61999	0.31854	0.28424	6.35200	7.67 Per Square Foot
Warehouse	0.01057	0.07207	0.02987	0.02132	1.56200	1.70 Per Square Foot

**If in a shopping center, or if on an outparcel of a shopping center, use Retail land use.

CITY OF NAPLES AND CITY OF MARCO ISLAND: Collier County Law Enforcement, Fire, Water and Sewer are not assessed. Check with the City for their impact fees.

CITY OF EVERGLADES: Collier County Road, Water and Sewer are not assessed.

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WATER AND WASTEWATER NON-RESIDENTIAL IMPACT FEES				
Impact fees are determined by meter size. Water and/or wastewater impact fees for alterations, expansions, or replacements are imposed only if the meter size is increased as a result of the alteration, expansion, or replacement.				
Meter Size	Water Impact Fee	Wastewater Impact Fee	Meter and Cross Connection Control Device Installation Charges	
			With Service Line	Without Service Line
3/4 inch	5,441	4,874	1,839	778
1 inch	9,085	8,095	2,148	1,007
1-1/2 inch	18,117	16,141	2,960	1,671
2 inch	28,999	25,836	3,344	1,991
3 inch	81,610	72,710	County does not install	
4 inch	181,337	161,561	County does not install	
6 inch	362,728	323,171	County does not install	
8 inch	634,762	565,538	County does not install	
Meter Size Note	Meter size determined by the total fixture value connected to the meter and applying applicable provision in the current edition of the Florida Plumbing Code. Reference the Meter Sizing Form. The County installs meters 2 -inch or smaller.			

FIRE DISTRICT	IMPACT FEE RATE (Per Sq. Ft. under roof)
Greater Naples Fire District	0.433
Immokalee Fire District	0.60
North Collier Fire District	1.06
Ochopee Fire District	0.68