



City of Flagler Beach Building & Zoning Department  
 800 N Daytona Avenue  
 Flagler Beach, Fl 32136  
 386-517-2000

**City of Flagler Beach Impact Fees**  
**Phase 2**  
October 1, 2025 – September 30, 2026

**Impact Fees for new single-family residences, duplexes, and townhomes**

<b>Per Sq Ft</b>	<b>Fire</b>	<b>Police</b>	<b>Parks &amp; Recreation</b>	<b>Library</b>	<b>Administrative Fee</b>	<b>Total</b>
1,100 or less sq ft	\$538	\$455	\$539	\$123	\$3	\$1,658
1,101 to 1,500 sq ft	\$849	\$717	\$850	\$193	\$5	\$2,614
1,501 to 2,000 sq ft	\$1,071	\$905	\$1,073	\$244	\$6	\$3,299
2,001 to 2,500 sq ft	\$1,247	\$1,054	\$1,250	\$284	\$7	\$3,842
2,501 to 3,000 sq ft	\$1,392	\$1,176	\$1,395	\$317	\$8	\$4,288
3,001 to 3,500 sq ft	\$1,516	\$1,281	\$1,519	\$345	\$8	\$4,669
3,501 sq ft or more	\$1,625	\$1,373	\$1,628	\$370	\$9	\$5,005

## Impact fees for Non-Residential Fee per 1,000 sq ft

Commercial impact fees are based on Pro rata (proportionately according to an exactly calculable factor)

Development Type	Fire	Police	Parks & Recreation	Library	Administrative Fee	Total
<b>Industrial</b>						
1,000 sq ft	\$451	\$381	0	0	\$4	\$836
2,000 sq ft	\$902	\$762	0	0	\$8	\$1,672
3,000 sq ft	\$1,353	\$1,143	0	0	\$12	\$2,508
4,000 sq ft	\$1,804	\$1,524	0	0	\$16	\$3,344
5,000 sq ft	\$2,255	\$1,905	0	0	\$20	\$4,180
6,000 sq ft	\$2,706	\$2,286	0	0	\$24	\$5,016
7,000 sq ft	\$3,157	\$2,667	0	0	\$28	\$5,852
8,000 sq ft	\$3,608	\$3,048	0	0	\$32	\$6,688
<b>Commercial</b>						
1,000 sq ft	\$2,261	\$1,911	0	0	\$6	\$4,178
2,000 sq ft	\$4,522	\$3,822	0	0	\$12	\$8,356
3,000 sq ft	\$6,783	\$5,733	0	0	\$18	\$12,534
4,000 sq ft	\$9,044	\$7,644	0	0	\$24	\$16,712
5,000 sq ft	\$11,305	\$9,555	0	0	\$30	\$20,890
6,000 sq ft	\$13,566	\$11,466	0	0	\$36	\$25,068
7,000 sq ft	\$15,827	\$13,377	0	0	\$42	\$29,246
8,000 sq ft	\$18,088	\$15,288	0	0	\$48	\$33,424
<b>Office &amp; Other Services</b>						
1,000 sq ft	\$1,003	\$848	0	0	\$9	\$1,860
2,000 sq ft	\$2,006	\$1,696	0	0	\$18	\$3,720
3,000 sq ft	\$3,009	\$2,544	0	0	\$27	\$5,580
4,000 sq ft	\$4,012	\$3,392	0	0	\$36	\$7,440
5,000 sq ft	\$5,015	\$4,240	0	0	\$45	\$9,300
6,000 sq ft	\$6,018	\$5,088	0	0	\$54	\$11,160
7,000 sq ft	\$7,021	\$5,936	0	0	\$63	\$13,020
8,000 sq ft	\$8,024	\$6,784	0	0	\$72	\$14,880
<b>Institutional</b>						
1,000 sq ft	\$1,380	\$1,166	0	0	\$8	\$2,554
2,000 sq ft	\$2,760	\$2,332	0	0	\$16	\$5,108
3,000 sq ft	\$4,140	\$3,498	0	0	\$24	\$7,662
4,000 sq ft	\$5,520	\$4,664	0	0	\$32	\$10,216
5,000 sq ft	\$6,900	\$5,830	0	0	\$40	\$12,770
6,000 sq ft	\$8,280	\$6,996	0	0	\$48	\$15,324
7,000 sq ft	\$9,660	\$8,162	0	0	\$56	\$17,878
8,000 sq ft	\$11,040	\$9,328	0	0	\$64	\$20,432

**NOTE: Any change in the use of property shall require payment of an impact fee in an equal amount to any increase in density or intensity.**

**Water and Sewer Impact Fees**

**Phase 1 - Effective 10/1/2025 – 9/30/26**

Water Meter Size	5/8" x 3/4" Meter	1" Meter	1 1/2" Meter
Water Impact Fee	\$3,007	\$5,022	\$10,015
Water Connection Fee**	\$615	\$765	\$950
Water Meter Deposit	\$60	\$150	\$300
Water Meter Maintenance Fee	\$25	\$25	\$25
Sewer Impact Fee	\$3,806	\$6,356	\$12,673
Sewer Connection Fee	\$1,200	\$1,200	\$1,200
Sewer Inspection Fee	\$25	\$25	\$25
<b>TOTAL</b>	<b>\$8,738</b>	<b>\$13,543</b>	<b>\$25,188</b>

**List is not an all-inclusive list of fees.**

**A larger meter may be requested for an additional fee.**

**Subject to change during the fiscal year. Notice will be served accordingly.**

## **Flagler County Impact Fees**

**Effective 10/1/24**

	<b>Single Family Residence</b>	<b>Multi Family Residence</b>	<b>Mobile Home</b>
County Emergency Medical Services Impact Fee	\$62	\$32	\$45
County Education Facilities Impact Fee	\$5,450	\$1,360	\$2,150
<b>County Impact Fee Total</b>	<b>\$5,512</b>	<b>\$1,392</b>	<b>\$2,195</b>

*\*\* For property in Rio Mar, Pebble Beach, Custers Palm Harbor Subdivision and Palma Vista Subdivision only on 12<sup>th</sup> Street, Water Connection = \$265.00. and no Sewer Connection fee will be assessed.*

*\* For property in Cedar Island Subdivision, no Water or Sewer Connection fee will be assessed.*

**\*SEWER CONNECTION FEES WILL BE ASSESSED PRIOR TO ISSUANCE OF PERMIT. ADDITIONAL FEES ABOVE STANDARD CONNECTION FEES MAY APPLY**

ALL FEES ARE TO BE PAID WHEN THE PERMIT IS PICKED UP