



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

Per Sq Ft	Fire	Police	Parks & Recreation	Library	Administrative Fee	Total
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
Industrial						
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
Commercial						
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
Office & Other Services						
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
Institutional						
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 2 - Effective 10/1/2025 – 9/30/2026

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
TOTAL	\$8,738	\$13,543	\$25,188

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

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

*** For property in Rio Mar, Pebble Beach, Custers Palm Harbor Subdivision and Palma Vista Subdivision only on 12th 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