



**Growth and Resource Management Department**  
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**VOLUSIA COUNTY COMMERCIAL IMPACT FEE SCHEDULE**  
**Fees effective March 6, 2023**

Thoroughfare Road impact fees, and Emergency Medical Services(EMS) impact fees are collected Countywide for all jurisdictions. Fire Impact fees are collected for Unincorporated areas and the cities of Lake Helen, Oak Hill, and Pierson.

<b>Retail</b>	<b>Unit</b>	<b>Fire Rate</b>	<b>EMS Rate</b>	<b>Road Rate</b>
Retail / Shopping Center < 40,000	sq. ft.	\$ 0.88	\$ 0.09	\$ 3.21
Retail / Shopping Center 40,000 - 150,000	sq. ft.	\$ 1.09	\$ 0.12	\$ 6.32
Retail / Shopping Center > 150,000	sq. ft.	\$ 0.59	\$ 0.06	\$ 6.71
Fine Dining / Quality Restaurant	sq. ft.	\$ 2.25	\$ 0.24	\$ 18.04
High-Turnover Restaurant	sq. ft.	\$ 2.12	\$ 0.23	\$ 18.44
Fast Food Restaurant w/ Drive Thru	sq. ft.	\$ 3.84	\$ 0.41	\$ 52.41
Quick Lubrication	Bay	\$ 674.53	\$ 72.21	\$ 5,224.00
Automobile Parts and Service Center (Auto Care)	sq. ft.	\$ 0.45	\$ 0.05	\$ 3.77
New and Used Car Sales	sq. ft.	\$ 0.66	\$ 0.07	\$ 7.83
Tire Store/Auto Repair	Bay	\$ 716.42	\$ 76.69	\$ 4,336.00
Supermarket	sq. ft.	\$ 1.03	\$ 0.11	\$ 9.35
Gas Station w/ Convenience Store <2,000 sq ft	fuel pos	\$ 615.87	\$ 65.93	\$ 6,367.00
Gas Station w/ Convenience Store 2,000 - 5,499 sq ft	fuel pos	\$ 967.80	\$ 103.60	\$ 9,789.00
Gas Station w/ Convenience Store 5,500+ sq ft	fuel pos	\$ 1,265.26	\$ 135.45	\$12,806.00
Home Improvement Store	sq. ft.	\$ 0.81	\$ 0.09	\$ 3.94
Pharmacy (with and w/out drive thru)	sq. ft.	\$ 0.78	\$ 0.08	\$ 5.87
Furniture Store	sq. ft.	\$ 0.13	\$ 0.01	\$ 1.83

<b>Industrial</b>	<b>Unit</b>	<b>Fire Rate</b>	<b>EMS Rate</b>	<b>Road Rate</b>
General Industrial	sq. ft.	\$ 0.21	\$ 0.02	\$ 2.42
Manufacturing	sq. ft.	\$ 0.24	\$ 0.03	\$ 2.36
Warehouse	sq. ft.	\$ 0.05	\$ 0.01	\$ 0.85
Mini-warehouse	sq. ft.	\$ 0.02	\$0.00224	\$ 0.50

<b>Non-Residential</b>	<b>Unit</b>	<b>Fire Rate</b>	<b>EMS Rate</b>	<b>Road Rate</b>
Hotel	Room	\$ 582.35	\$ 62.34	\$ 2,387.00
Motel	Room	\$ 511.13	\$ 54.72	\$ 1,175.00
Nursing Home	sq. ft.	\$ 1.01	\$ 0.11	\$ 1.61

<b>Office &amp; Financial</b>	<b>Unit</b>	<b>Fire Rate</b>	<b>EMS Rate</b>	<b>Road Rate</b>
Office	sq. ft.	\$ 0.41	\$ 0.04	\$ 5.40
Corporate Headquarters Bldg.*	sq. ft.	\$ 0.40	\$ 0.04	\$ 3.97
Medical Office 10,000 sq ft or less	sq. ft.	\$ 0.51	\$ 0.05	\$ 11.11
Medical Office greater than 10,000 sq ft	sq. ft.	\$ 0.73	\$ 0.08	\$ 16.00
Hospital	sq. ft.	\$ 0.55	\$ 0.06	\$ 5.72
Bank w/ Drive thru	sq. ft.	\$ 0.62	\$ 0.07	\$ 10.06
Bank w/ out Drive thru	sq. ft.	\$ 0.49	\$ 0.05	\$ 5.62

\* A corporate headquarters building must have at least 12,000 square feet and contain one tenant.

<b>Recreational</b>	<b>Unit</b>	<b>Fire Rate</b>	<b>EMS Rate</b>	<b>Road Rate</b>
Golf Course	Hole	\$ 360.31	\$ 38.57	\$15,998.00
Public Park	Acre	\$ 20.95	\$ 2.24	\$ 309.00
RV Park	Site	\$ 201.10	\$ 21.53	\$ 607.00

<b>Miscellaneous</b>	<b>Unit</b>	<b>Fire Rate</b>	<b>EMS Rate</b>	<b>Road Rate</b>
Movie Theater	sq. ft.	\$ 1.66	\$ 0.18	\$ 13.67
Church	sq. ft.	\$ 0.17	\$ 0.02	\$ 2.35
Day Care	sq. ft.	\$ 0.34	\$ 0.04	\$ 6.23