

**TOWN OF LONGBOAT KEY  
PLANNING, ZONING AND BUILDING DEPARTMENT**

501 Bay Isles Road  
Longboat Key, FL 34228  
Phone: 941-316-1966 FAX: 941-316-1970



**LONGBOAT KEY  
FEE SCHEDULE WORKSHEET**

**BUILDING AND FIRE DEPARTMENT PERMIT FEES:** Please refer to Resolution 2011-27 as adopted on 9/26/11.

**LAND ACQUISITION:** Per Town Code of Ordinances 158.017, Zoning Code. A one-time fee paid for each unit when the unit is first permitted for construction. Town staff can confirm whether this fee is required.

$$\# \text{ new units } \underline{\hspace{2cm}} \times \frac{\$ \text{ current market value of the land } \times 435.6}{\text{square footage of the land}} = \$ \underline{\hspace{2cm}}$$

**TOWN TREE PERMIT FEE:** Required to remove, relocate or to replace any tree on a vacant lot, including within the proposed building footprint. Contact 941/361-6411, ext. 2514 for information.  
\$50.00 per tree permit = \$                     

**PLANNING REVIEW FEE:** Staff plan review fees of \$55.00 per hour may be charged by Planning and Zoning staff for review time for Building Permit applications. Estimate: \$                     

**FLORIDA STATE RADON FEE:** 1¢ per sq. ft. of total area of all stories having a floor and a ceiling or roof (ie, total of all living, garage, lanais, etc., area)  
Total radon sq. ft. area =                      X \$0.01 = \$                     

**Sarasota [114, 123]; Manatee [115, 124]**

**TOTAL FEES DUE AT TIME OF BUILDING PERMIT ISSUANCE** = \$                     

**Town Water/Sewer Fees** (Call Public Works 941/316-1988 regarding existing meter sizes, sewer taps, etc.)

**APPLICATION / INITIATION OF SERVICE:** \$25.00 X                      # new water/sewer accounts = \$                     

**CUSTOMER DEPOSIT:** for new water/sewer accounts or if there is a change in the number of dwelling units and/or commercial equivalent living units.  
\$85.00 X            # new M/F dwelling units / commercial equivalent living unit = \$                       
\$200.00 X            # of single-family units = \$                     

**WATER CONNECTION FEE:** for each dwelling unit & commercial equivalent living unit when first connected to Town water system. \$690 X                      # new units/equivalent living units = \$                     

**SEWER CONNECTION FEE:** for each dwelling unit and commercial equivalent living unit when first connected the to the Town sewer system.  
\$1,224 X                      # new units/equivalent living units = \$                     

**METER INSTALLATION:** (new, or change in size requested by owner/contractor)

METER SIZE	INSTALLATION FEE	
	Svc existing (tap made)	Svc Line/tap needed
5/8"	\$205	\$870
3/4"	\$240	\$910
1"	\$270	\$965
1-1/2"	\$835	\$1,855
2"	\$1,580	\$2,545
3", 4", 6"	Cost to be determined by Public Works Director. Wet taps may apply. \$ <u>                    </u>	

*Public Works Department will determine through plans review whether service line/tap is needed.*

If a sewer lateral does not exist, Public Works will contract for a lateral to be installed at owner's expense. A lateral installation permit must be issued with full payment received for contracted work prior to issuance of the construction permit.

## MANATEE AND SARASOTA COUNTY IMPACT FEES

**MANATEE AND SARASOTA COUNTY IMPACT FEES:** Must be paid prior to issuance of Certificate of Occupancy OR occupancy of the unit/space.

### MANATEE COUNTY SCHOOL IMPACT FEE    Effective April 18, 2017

**Single-Family Detached**                                **\$4,856.00 plus \$170.00 Administrative Surcharge**

**Multi-Family/Other**                                  **\$2,644.00 plus \$ 93.00 Administrative Surcharge**

**Fees include a 0.50% County Service fee and a 3.00% Service fee for the Town**

Fees are payable at the Town's Building Department prior to issuance of Certificate of Occupancy.

### SARASOTA COUNTY EDUCATION SYSTEM IMPACT FEE

Single Family per unit = \$2,052.32    Multi-Family per unit = \$ 561.00 plus fee    Mobile Home per unit = \$188.00 plus fees

**Fees include a 1.0% Service fee for the Town**

<b>SARASOTA COUNTY IMPACT FEES</b>				
Square footage of Land Use	Dev. Unit	Library	Park	Justice
Single Family Detached, < 1250 sq. ft. living area	1 DU	\$291.00	\$2,428.00	\$902.00
Single Family Detached, 1251-1999 sq. ft. living area	1 DU	\$310.00	\$2,495.00	\$926.00
Single Family Detached, 2000-2499 sq. ft. living area	1 DU	\$380.00	\$2,719.00	\$1,009.00
Single Family Detached, > 2500-2999 sq. ft. living area	1 DU	\$380.00	\$2,865.00	\$1,063.00
Single Family Detached, 3000-up sq. ft. living area	1 DU	\$426.00	\$3,077.00	\$1,142.00
Multifamily <1000-1249 sq.ft. living area	1 DU	\$291.00	\$2,137.00	\$794.00
Multifamily 1250- up sq.ft. living area	1 DU	\$380.00	\$2,204.00	\$818.00
Mobile Home/RV Park	unit	\$253.00	\$1,880.00	\$698.00
Hotel/Motel	1 Room	NA	NA	\$653.00
General Retail/Commercial	1000 sq. ft.	NA	NA	\$1,319.00
Office	1000 sq. ft.	NA	NA	\$756.00
Industrial/Warehouse	1000 sq. ft.	NA	NA	\$205.00

**Fees include 1.25% Service fee for the County and a 1% Service fee for the Town**

Applicable to additional dwelling units (not replacement units). Rates apply to permit applications submitted as of 6/18/07. Fees are payable at the Town's PZB Department prior to issuance of Certificate of Occupancy. Sq. Ft. Area is calculated from exterior surface of exterior walls, or measured from walls adjoining public spaces (ie, common hallways) or the centerline of common walls shared with other dwelling units. Sq. ft. area does not include garages or unenclosed areas.

# SARASOTA COUNTY MOBILITY IMPACT FEE

SARASOTA COUNTY MOBILITY FEES	
CATEGORY	FEE
Single Family Detached, < 1,500 sq. ft. living area	\$1,892.00
Single Family Detached, 1,500 – 3,500 sq. ft. living area	\$2,485.00
Single Family Detached, > 3,500 sq. ft. living area	\$2,829.00
Multi-family	\$1,636.00
Townhome/Condo/Urban Flat	\$1,429.00
Mobile Home / RV	N/A
Adult Congregate Living Facility	\$581.00
Marina (per berth)	\$343.00
Golf Course (per hole)	\$3,336.00
Health/Fitness/Athletic Club (per 1,000 ft.)	\$3,544.00
Place of Assembly	\$890.00
Office/Medical/Dental/Research	\$2,272.00
Neighborhood Retail (less than 10,000 ft.)	\$2,001.00
Community Retail (10,000 ft. to 100,000 ft.)	\$3,760.00
Variety / Dollar Store	\$4,336.00
Grocery Store	\$5,449.00
Pharmacy with drive-thru	\$4,221.00
Restaurant with drive-thru	\$9,380.00
Hotel / Lodging (per room)	\$1,190.00
Bank/Savings with drive-thru (per drive-thru lane)	\$4,514.00
Convenience Market / Gas Station (per fuel position)	\$11,410.00
Car Wash (per stall)	\$3,501.00

In addition to the above fee, a 1.25% County Service fee and a 1.00% Town Service fee shall be included in your payment.

Applicable to additional dwelling units, not replacement units, AND new or additions to commercial space/units.

## SARASOTA COUNTY: GENERAL GOVERNMENT IMPACT FEE and JUSTICE IMPACT FEE

**Operative Sarasota County Ordinances: General Government--#2007-040; Justice--#2007-039**  
 Applications for permit that are submitted & accepted before July 26, 2007, are exempt from these Ordinances.  
**Service Fees included in "total" below: 1.25% to Sarasota County; 1.00% to Town of Longboat Key.**

LAND USE	DEV. UNIT	-----JUSTICE -----			--GENERAL GOVERNMENT--		
		IMPACT FEE	SVC FEES	TOTAL	IMPACT FEE	SVC. FEES	TOTAL
Residential, Less than 500 sq. ft. Living Area	1 DU	\$421	\$9.47	<b>\$430.47</b>	\$37	\$.83	<b>\$37.83</b>
Residential, 500 - 749 sq. ft. Living Area	1 DU	\$497	11.18	<b>\$508.18</b>	\$44	\$.99	<b>\$44.99</b>
Residential, 750 - 799 sq. ft. Living Area	1 DU	\$558	\$12.56	<b>\$570.56</b>	\$50	\$1.13	<b>\$51.13</b>
Residential, 1,000 - 1,249 sq. ft. Living Area	1 DU	\$608	\$13.68	<b>\$621.68</b>	\$54	\$1.22	<b>\$55.22</b>
Residential, 1,250 - 1,499 sq. ft. Living Area	1 DU	\$650	\$14.63	<b>\$664.63</b>	\$58	\$1.31	<b>\$59.31</b>
Residential, 1,500 - 1,999 sq. ft. Living Area	1 DU	\$706	\$15.89	<b>\$721.89</b>	\$63	\$1.42	<b>\$64.42</b>
Residential, 2,000 - 2,999 sq. ft. Living Area	1 DU	\$796	\$17.91	<b>\$813.91</b>	\$71	\$1.60	<b>\$72.60</b>
Residential, 3,000 - 3,999 sq. ft. Living Area	1 DU	\$892	\$20.07	<b>\$912.07</b>	\$79	\$1.78	<b>\$80.78</b>
Residential, 4,000 sq. ft or more Living Area	1 DU	\$972	\$21.87	<b>\$993.87</b>	\$86	\$1.94	<b>\$87.94</b>
Mobile Home	1 DU	\$529	\$11.90	<b>\$540.90</b>	\$47	\$1.06	<b>\$48.06</b>

Hotel/Motel	1 room	\$427	\$9.61	<b>\$436.61</b>	\$38	\$.86	<b>\$38.86</b>
General Retail/Commercial	1,000 sq. ft.	\$1,037	\$23.33	<b>\$1,060.33</b>	\$92	2.07	<b>\$94.07</b>
Office	1,000 sq. ft.	\$416	\$9.36	<b>\$425.36</b>	\$37	\$.83	<b>\$37.83</b>

Fee is applicable to an increase in the intensity of use or a change of use or to an increase in gross floor area or an increase in dwelling units. Review by Sarasota County staff may be required. Additional "commercial" land uses apply. The impact fee shall be the difference between the applicable impact fee that would be applicable to the new development and the impact fee that would be applicable to the previous development, if any. Staff will consult with the County to determine fee amount, if any. Previous development gross floor area will be determined from respective county property appraiser records when available. Changes in project scope may require recalculation of the fee.