

## **To The Building Community:**

***Effective January 1, 2025, at 12:01 A.M.*** Palm Beach County Impact Fees will change. Please also be advised that new impact fee schedules will be published and become effective on January 1<sup>st</sup> for each of the next two years. Please also be aware that **ALL Impact Fee components will change.** New Impact Fee Schedules are available at the Building Department, the Impact Fee Office and on the Impact Fee website: [Impact Fee Website](#).

**All final impact fee assessments are calculated utilizing the impact fee schedule effective on the issuance date. Impact fees will no longer be assessed based upon the application date.**

If you have any additional questions, please contact the Impact Fee Office at (561) 233-5025 or email [FMB-ImpactFeeOffice@pbcgov.com](mailto:FMB-ImpactFeeOffice@pbcgov.com).



**Office of  
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Official Electronic Letterhead

**TO:** Palm Beach County Municipalities  
**FROM:** Derrek Moore, Impact Fee Manager  
**DATE:** September 25, 2024  
**Re:** Impact Fee Updates

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On September 13, 2022, the Board of County Commissioners adopted an ordinance to amend Article 13 – Impact Fees of the Unified Land Development Code. The approved changes go into effect 12:01 am, January 1, 2025.

**All impact fee assessments and collections are calculated utilizing the impact fee schedules effective on the permit issuance date. Impact fees will no longer be assessed based upon the application date.**

**New Impact Fee Schedules:**

To access the new schedules, visit the Impact Fee homepage at [The Impact Fee Office](#). Under *Fee Schedules and Information*, open the *2025 Fee Schedules Effective January 1, 2025*, and find the appropriate schedule for your municipality.

**New Fee Rates:**

All Impact Fee components will change. Impact fee increases are phased in over two or four year periods. This process began January 1, 2023 and will continue on January 1, 2024, January 1, 2025, and January 1, 2026.

**Notice:**

Print and display the [Notice of Impact Fee Increase](#) in areas frequented by applicants and the development community. The notice is located on the Impact Fee website under *Fee Schedule and Information*.

**Procedures for All Municipal Assessments:**

The building permit issuance date will determine the impact fee schedule used, and the fees will be based upon the rates in effect at the time of permit issuance.

Assistance is available at the Impact Fee Office. Please call 561-233-5025 or email [FMB-ImpactFeeOffice@pbcgov.org](mailto:FMB-ImpactFeeOffice@pbcgov.org).

Palm Beach County, Florida  
**Impact Fee Table - Town of Gulfstream**  
 Portion of Fee Calculated on Square Footage of Development  
 Effective: January 1, 2025 @ 12:01 a.m.

Description	Parks	Libraries	Public Buildings	Schools	Total
<b>Residential (per unit net sq. ft.)</b>					
800 & Under	402.17	0.00	185.21	3,084.65	3,672.03
801 -1,399	807.61	0.00	221.86	5,655.35	6,684.82
1,400 - 1,999	866.73	0.00	253.54	7,230.45	8,350.72
2,000 - 3,599	945.67	0.00	291.46	7,500.25	8,737.38
3,600 & Over	900.05	0.00	320.82	6,077.15	7,298.02
<b>Senior Adult Housing (per unit net sq. ft.)</b>					
800 & Under	402.17	0.00	185.21	0.00	587.38
801 -1,399	807.61	0.00	221.86	0.00	1,029.47
1,400 - 1,999	866.73	0.00	253.54	0.00	1,120.27
2,000 - 3,599	945.67	0.00	291.46	0.00	1,237.13
3,600 & Over	900.05	0.00	320.82	0.00	1,220.87
Hotel/Motel, per Room	300.53	0.00	74.27	0.00	374.80
Congregate Living Facility	300.53	0.00	74.27	0.00	374.80
<b>Non-Residential per 1,000 sq. ft</b>					
<b>Office</b>					
General Office	0.00	0.00	169.90	0.00	169.90
<b>Medical Buildings per 1,000 sq. ft.</b>					
Medical Office < 10,000 sq.ft.	0.00	0.00	363.87	0.00	363.87
Medical Office ≥ 10,000 sq.ft.	0.00	0.00	363.87	0.00	363.87
Hospitals	0.00	0.00	312.08	0.00	312.08
Nursing Home, per Bed	0.00	0.00	74.27	0.00	74.27
<b>Industrial Buildings per 1,000 sq. ft.</b>					
Warehouse	0.00	0.00	45.24	0.00	45.24
General Industrial	0.00	0.00	95.49	0.00	95.49
<b>Non-Residential Uses</b>					
Car Wash per Bay	0.00	0.00	756.00	0.00	756.00
Cemetery per Acre	0.00	0.00	91.66	0.00	91.66
Church/Synagogue per 1,000 sq. ft.	0.00	0.00	80.75	0.00	80.75
Convenience Market per 1,000 sq. ft.	0.00	0.00	1,004.05	0.00	1,004.05
Day Care Centers per 1,000 sq. ft.	0.00	0.00	389.74	0.00	389.74
Drive-In Bank per 1,000 sq. ft.	0.00	0.00	499.45	0.00	499.45
Elementary School (Private), per student	0.00	0.00	61.75	0.00	61.75
Fast Food Restaurant per 1,000 sq. ft.	0.00	0.00	790.40	0.00	790.40
Furniture Store per 1,000 sq. ft.	0.00	0.00	237.50	0.00	237.50
Gas Station with Convenience Store < 2,000 sq. ft., per Fueling Position	0.00	0.00	111.15	0.00	111.15
Gas Station with Convenience Store 2,000-5,499 sq. ft., per Fueling Position	0.00	0.00	111.15	0.00	111.15
Gas Station with Convenience Store ≥ 5,500 sq. ft., per Fueling Position	0.00	0.00	111.15	0.00	111.15
General Recreation per 1,000 sq. ft.	0.00	0.00	1,861.05	0.00	1,861.05
High School (Private), per student	0.00	0.00	74.10	0.00	74.10
High Turnover Sit-Down Restaurant per 1,000 sq. ft.	0.00	0.00	519.65	0.00	519.65
Marijuana Dispensary per 1,000 sq. ft.	0.00	0.00	2,938.35	0.00	2,938.35
Middle/Junior High School (Private), per student	0.00	0.00	72.20	0.00	72.20
Mini-Warehouse per 1,000 sq. ft.	0.00	0.00	20.77	0.00	20.77
Movie Theater per Screen	0.00	0.00	4,780.40	0.00	4,780.40
New/Used Car Sales per 1,000 sq. ft.	0.00	0.00	216.60	0.00	216.60
Nursery (Garden Center), per Acre	0.00	0.00	5,084.40	0.00	5,084.40
Oil & Lube Shop per Bay	0.00	0.00	665.00	0.00	665.00
Pharmacy with & without Drive Thru per 1,000 sq. ft.	0.00	0.00	430.02	0.00	430.02
Public Golf Course, per Hole	0.00	0.00	773.30	0.00	773.30
Public Park per acre	0.00	0.00	391.40	0.00	391.40
Quality Restaurant per 1,000 sq. ft.	0.00	0.00	476.90	0.00	476.90
Racquet/Tennis Club per Court	0.00	0.00	332.82	0.00	332.82
Tire Store, per 1,000 sq.ft.	0.00	0.00	1,012.70	0.00	1,012.70
Veterinary Clinic/Animal Hospital per 1,000 sq.ft.	0.00	0.00	993.61	0.00	993.61
<b>Retail per 1,000 sq. ft.</b>					
39,999 sq. ft. & Under	0.00	0.00	438.61	0.00	438.61
40,000 - 150,000 sq.ft.	0.00	0.00	427.69	0.00	427.69
150,001 sq. ft. & over	0.00	0.00	463.24	0.00	463.24

**Portion of Fee Calculated by Type of Residential Development**  
 Square footage of Non-Residential Development

Description	Fire Rescue	Law Enf./Patrol	Total
<b>Residential Units</b>			
Single Family(Detached/Attached) per unit	0.00	0.00	0.00
Multifamily	0.00	0.00	0.00
Mobile Home	0.00	0.00	0.00
<b>Senior Adult Housing (per unit net sq. ft.)</b>			
Senior Adult Housing (Detached)	0.00	0.00	0.00
Senior Adult Housing (Attached)	0.00	0.00	0.00
Hotel/Motel (per room)	0.00	0.00	0.00
Congregate Living Facility, per Bed	0.00	0.00	0.00
<b>Non-Residential per 1,000 sq. ft</b>			
<b>Office</b>			
General Office	0.00	0.00	0.00
<b>Medical Buildings per 1,000 sq. ft.</b>			
Medical Office < 10,000 sq.ft.	0.00	0.00	0.00
Medical Office ≥ 10,000 sq.ft.	0.00	0.00	0.00
Hospitals per 1,000 sq. ft.	0.00	0.00	0.00
Nursing Home, per Bed	0.00	0.00	0.00
<b>Industrial Buildings per 1,000 sq. ft.</b>			
Warehouse	0.00	0.00	0.00
General Industrial	0.00	0.00	0.00
<b>Non-Residential Uses</b>			
Car Wash per Bay	0.00	0.00	0.00
Cemetery per Acre	0.00	0.00	0.00
Church/Synagogue per 1,000 sq. ft.	0.00	0.00	0.00
Convenience Market per 1,000 sq. ft.	0.00	0.00	0.00
Day Care Centers per 1,000 sq. ft.	0.00	0.00	0.00
Drive-In Bank per 1,000 sq. ft.	0.00	0.00	0.00
Elementary School (Private), per student	0.00	0.00	0.00
Fast Food Restaurant per 1,000 sq. ft.	0.00	0.00	0.00
Funeral Home per 1,000 sq. ft.	0.00	0.00	0.00
Furniture Store per 1,000 sq. ft.	0.00	0.00	0.00
Gas Station with Convenience Store < 2,000 sq. ft., per Fueling Position	0.00	0.00	0.00
Gas Station with Convenience Store 2,000-5,499 sq. ft., per Fueling Position	0.00	0.00	0.00
Gas Station with Convenience Store ≥ 5,500 sq. ft., per Fueling Position	0.00	0.00	0.00
General Recreation per 1,000 sq. ft.	0.00	0.00	0.00
High School (Private), per student	0.00	0.00	0.00
High Turnover Sit-Down Restaurant per 1,000 sq. ft.	0.00	0.00	0.00
Marijuana Dispensary per 1,000 sq. ft.	0.00	0.00	0.00
Middle/Junior High School (Private), per student	0.00	0.00	0.00
Mini-Warehouse per 1,000 sq. ft.	0.00	0.00	0.00
Movie Theater per Screen	0.00	0.00	0.00
New/Used Car Sales per 1,000 sq. ft.	0.00	0.00	0.00
Nursery (Garden Center), per Acre	0.00	0.00	0.00
Oil & Lube Shop per Bay	0.00	0.00	0.00
Pharmacy with & without Drive Thru per 1,000 sq. ft.	0.00	0.00	0.00
Public Golf Course, per Hole	0.00	0.00	0.00
Public Park per acre	0.00	0.00	0.00
Quality Restaurant per 1,000 sq. ft.	0.00	0.00	0.00
Racquet/Tennis Club per Court	0.00	0.00	0.00
Tire Store, per 1,000 sq.ft.	0.00	0.00	0.00
Veterinary Clinic/Animal Hospital per 1,000 sq.ft.	0.00	0.00	0.00
<b>Retail per 1,000 sq. ft.</b>			
39,999 sq. ft. & Under	0.00	0.00	0.00
40,000 - 150,000 sq.ft.	0.00	0.00	0.00
150,001 sq. ft. & over	0.00	0.00	0.00

**Palm Beach County , Florida**  
**Fair Share Contribution**  
**For Road Improvements Fee Table**  
**Effective: January 1, 2025 @ 12:01 a.m.**

<b>Descriptions</b>	<b>Road Impact Fee</b>
<b>Residential Units, (per Unit)</b>	
Single Family Detached (per unit)	\$5,597.40
Multi-Family (Low-Rise), 1-3 Levels (per unit)	\$3,537.80
Multi-Family (Mid/High-Rise), ≥ 4 Levels (per unit)	\$2,554.55
Mobile Home Park (per unit)	\$1,970.30
Senior Adult Housing (Detached)	\$1,922.80
Senior Adult Housing (Attached)	\$1,137.15
Assisted Living Facility	\$620.35
Accessory Apartment (Mother-in-Law Quarters) (per unit)	\$1,811.65
<b>Non-Residential per 1,000 sq. ft</b>	
<b>Office</b>	
General Office	4,464.26
Medical Office < 10,000 sq.ft.	10,308.45
Medical Office ≥ 10,000 sq.ft.	10,308.45
<b>General Commercial Retail (per 1,000 sq. ft).</b>	
39,999 sq. ft. & Under	4,048.90
40,000 - 150,000 sq.ft.	7,906.85
150,001 sq. ft. & over	7,835.27
<b>Other Land Uses</b>	
Car Wash, per Bay	6,913.15
Cemetery, per Acre	751.60
Church/Synagogue, per 1,000 sq. ft.	2,673.60
Convenience Market, per 1,000 sq. ft.	48,334.10
Day Care Center, per 1,000 sq. ft.	7,787.15
Drive - In Bank, per 1,000 sq. ft.	12,504.85
Elementary School (Private), per student	530.10
Fast Food w/Drive Thru, per 1,000 sq. ft.	40,105.46
Furniture Store, per 1,000 sq. ft.	1,257.29
Gas Station with Convenience Store < 2,000 sq. ft., per Fueling Position	7,410.00
Gas Station with Convenience Store 2,000-5,499 sq. ft., per Fueling Position	7,954.35
Gas Station with Convenience Store ≥ 5,500 sq. ft., per Fueling Position	7,954.35
General Industrial, per 1,000 sq. ft.	1,987.75
General Recreation per 1,000 sq. ft.	14,425.75
High School (Private), per student	622.25
High Turnover Sit Down Restaurant, per 1,000 sq. ft.	22,905.20
Hospital, per 1,000 sq.ft.	4,706.19
Hotel, per Room	2,329.67
Marijuana Dispensary per 1,000 sq. ft.	14,908.35
Middle/Junior High School (Private), per student	595.65
Mini-Warehouse, per 1,000 sq. ft.	508.25
Motel, per Room	1,199.85
Movie Theater, per Screen	22,280.35
New/Used Car Sales, per 1,000 sq. ft.	8,862.04
Nursery (Garden Center), per Acre	2,218.09
Nursing Home, per Bed	677.02
Oil & Lube Shop, per Bay	6,340.97
Pharmacy with & without Drive Thru per 1,000 sq. ft.	6,768.54
Public Golf Course, per Hole	11,329.29
Public Park per acre	391.40
Quality Restaurant, per 1,000 sq. ft.	15,968.12
Racquet/Tennis Club, per Court	12,196.40
Tire Stores, per 1,000 sq.ft.	7,209.55
Veterinary Clinic/Animal Hospital, per 1,000 sq.ft.	3,408.60
Warehouse, per 1,000 sq. ft.	873.05