

## CITY OF EUSTIS, FLORIDA

### 90-DAY NOTICE OF NEW AND INCREASED IMPACT FEES

**Summary:** Beginning **January 1, 2026**, new and increased impact fees will apply to most new residential, commercial, and industrial development in the City of Eustis. Impact fees ensure that new growth pays its fair share for Police, Fire, Parks and Recreation, Library, Water, and Wastewater facilities, rather than shifting costs onto existing residents and businesses. Consistent with Florida law, rebuilding an existing structure of the same size and use will not trigger new impact fees.

**Adoption of Ordinance:** Pursuant to §163.31801, Florida Statutes (Florida Impact Fee Act), the City Commission adopted Ordinance No. 25-27 on September 29, 2025, amending and updating the City's impact fees.

**Effective Date:** The new and increased fees take effect on **January 1, 2026** (at least ninety (90) days after this notice).

**Who Must Pay:** Impact fees apply to: (1) New residential, commercial, and industrial construction and (2) Expansions or redevelopments that increase demand on public facilities.

Impact fees do **not** apply to: (1) Ordinary repairs and maintenance; (2) Tenant buildouts that do not increase demand; and (3) Replacement structures that qualify under the state law exclusion below.

**Exclusion for Replacement Structures (per SB 180):** In accordance with §163.31801(14), Florida Statutes, *"A local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government may assess an impact fee in an amount proportional to the difference in demand."*

*Examples:*

- A single-family home demolished and rebuilt as another single-family home of similar size: no new impact fee.
- A single-family home demolished and rebuilt as a four-unit apartment building: impact fees may be charged for the additional units.

This exclusion is mandated by state law and is not a City policy choice.

**Impact Fee Schedules:** Updated fee schedules, including phased-in increases where applicable, are attached to Ordinance No. 25-27 as Exhibits A–E. Major categories include:

- **Police Impact Fees** (Ord. 25-27, §3.1) – e.g., Single Family \$746 per unit; Multi-Family \$521 per unit; Retail \$727 per 1,000 sq. ft.; Restaurant \$1,836 per 1,000 sq. ft.
- **Fire Impact Fees** (Ord. 25-27, §3.2) – e.g., Single Family \$1,230 per unit; Multi-Family \$859 per unit; Restaurant \$3,026 per 1,000 sq. ft.
- **Parks & Recreation Impact Fees** (Ord. 25-27, §3.3; phased in over 4 years) – Single Family \$673.95 in 2026 increasing to \$898 in 2029.
- **Library Impact Fees** (Ord. 25-27, §3.4; phased in over 2 years) – Single Family \$294 in 2026 increasing to \$295 in 2027.
- **Water & Wastewater Capacity Fees** (Ord. 25-27, §3.5; phased in over 4 years) – Water \$936.25 per ERU in 2026 increasing to \$1,183 in 2029; Wastewater \$3,001.50 per ERU in 2026 increasing to \$4,002 in 2029.

**Payment Timing:** Impact fees are due at the time of building permit issuance, unless otherwise provided by law, development agreement, or City resolution.

**Appeals and Challenges:** Any appeal or challenge to the calculation or collection of an impact fee must follow the procedures set forth in Ordinance No. 25-27.

**Availability of Ordinance and Fee Schedule:** Copies of Ordinance No. 25-27 and the complete impact fee schedules are available for public inspection at:

- City Clerk's Office, City Hall, 10 N. Grove Street, Eustis, FL 32726
- Eustis Memorial Library, 120 N. Center Street, Eustis, FL 32726
- Parks & Recreation Office, 2214 E. Bates Avenue, Eustis, FL 32726
- Online at [www.eustis.org](http://www.eustis.org)

Accessible formats may be provided upon request.

**Contact:** Questions may be directed to the City Finance Department at (352) 483-5440 or via email at [finance@eustis.org](mailto:finance@eustis.org). Applicants may also request a written determination of impact fee applicability or calculation from the Finance Director.

**Disclaimer:** This notice is provided pursuant to §163.31801, Florida Statutes. All impact fee revenues are legally restricted and must be spent solely on capital facilities to serve new growth, not on operating costs. Nothing herein alters the applicability of other provisions of state law.