

**Charlotte County Assessment Rates:**

**Board Approval: March 23, 2021**

**Effective Date: June 23, 2021**

Land Use	Unit	Trans-port.	Parks			Fire/EMS		Law/Jail		Public	Unincorp.	City of Punta	Englewood	Babcock Ranch	Current Fees	50.64%	City of North Port	including SRQ	SRQ General Retail/Shopping Center \$2286.31
			Reg.	Comm./	Library	EMS	EMS	Jail	Jail										
Single-Family, Detached	Dwelling	\$6,289	\$844	\$1,156	\$337	\$77	\$362	\$284	\$573	\$1,072	\$9,789	\$5,381	\$9,504	\$3,500	\$4,409		\$11,712.35	SRQ fees based on sq. footage (1,500-2,000 sq. ft.)	
Multi-Family (1-2 stories)	Dwelling	\$4,231	\$667	\$913	\$267	\$47	\$223	\$175	\$354	\$659	\$6,647	\$3,677	\$6,471	\$2,416	\$2,689		\$6,707.76	SRQ fees based on sq. footage (1,500-2,000 sq. ft.)	
Multi-Family (3+ stories)	Dwelling	\$3,143	\$616	\$844	\$246	\$43	\$204	\$160	\$323	\$604	\$5,364	\$3,052	\$5,203	\$2,221	\$2,689				
Mobile Home Park	Space	\$2,607	\$675	\$924	\$270	\$45	\$213	\$168	\$338	\$632	\$4,984	\$2,937	\$4,816	\$2,377	\$1,859		\$4,880.43		
Recreational Vehicle Park	Space	\$2,607	\$0	\$0	\$0	\$45	\$213	\$168	\$338	\$632	\$3,790	\$1,992	\$3,622	\$1,183	\$747		\$4,880.43		
Hotel/Motel	Room	\$1,083	\$591	\$591	\$0	\$48	\$229	\$179	\$362	\$678	\$2,943	\$1,973	\$2,762	\$1,860	\$1,543		\$3,484.22		
General Retail/Comm./Shop. Ctr	1,000 sq. ft.	\$7,509	\$0	\$0	\$0	\$119	\$563	\$442	\$892	\$1,666	\$10,630	\$5,531	\$10,186	\$3,121	\$6,138		\$12,083.89	50,000 sq. ft or less	
New/Used Auto Sales	1,000 sq. ft.	\$11,144	\$1,156	\$0	\$0	\$87	\$412	\$323	\$652	\$1,218	\$13,426	\$7,687	\$13,101	\$2,282	\$6,635		\$13,788.91		
Tire Superstore	1,000 sq. ft.	\$5,398	\$913	\$0	\$0	\$91	\$431	\$337	\$681	\$1,273	\$7,783	\$4,989	\$7,443	\$2,385	\$7,273		\$6,713.74	No corresponding SRQ fee, may be categorized differently	
Supermarket	1,000 sq. ft.	\$14,067	\$844	\$0	\$0	\$163	\$768	\$603	\$1,216	\$2,271	\$18,322	\$10,070	\$17,717	\$4,255	\$7,972		\$12,486.20	No corresponding SRQ fee, may be categorized differently	
Home Improvement Superstore	1,000 sq. ft.	\$5,299	\$924	\$0	\$0	\$100	\$474	\$372	\$751	\$1,401	\$7,925	\$5,129	\$7,551	\$2,626	\$3,913		\$9,428.71		
Pharmacy/Drug Store	1,000 sq. ft.	\$6,795	\$591	\$0	\$0	\$256	\$1,211	\$951	\$1,917	\$3,581	\$13,504	\$8,369	\$12,549	\$6,709	\$4,777		\$7,052.17	No corresponding SRQ fee, may be categorized differently	
Furniture Store	1,000 sq. ft.	\$2,255	\$0	\$0	\$0	\$31	\$146	\$114	\$230	\$431	\$3,062	\$1,568	\$2,947	\$807	\$1,069		\$3,721.26		
Bank, Walk-In	1,000 sq. ft.	\$7,606	\$0	\$0	\$0	\$97	\$461	\$362	\$730	\$1,365	\$10,162	\$5,171	\$9,798	\$2,556	\$9,117		\$20,749.73		
Bank, Drive-In	1,000 sq. ft.	\$12,825	\$0	\$0	\$0	\$86	\$406	\$318	\$642	\$1,200	\$15,073	\$7,247	\$14,753	\$2,248	\$11,567		\$20,749.73		
Movie Theater	1,000 sq. ft.	\$34,576	\$0	\$0	\$0	\$494	\$2,332	\$1,831	\$3,692	\$6,895	\$47,495	\$24,433	\$45,657	\$12,919	\$15,383		\$8,753.20		
Quality Restaurant	1,000 sq. ft.	\$22,969	\$0	\$0	\$0	\$262	\$1,236	\$970	\$1,957	\$3,654	\$29,816	\$14,992	\$28,842	\$6,847	\$16,843		\$29,372.80	Sit Down Restaurant	
High-Turnover Restaurant	1,000 sq. ft.	\$28,610	\$0	\$0	\$0	\$264	\$1,245	\$977	\$1,971	\$3,682	\$35,508	\$17,511	\$34,527	\$6,898	\$19,286		\$36,047.50		
Fast Food Rest. w/Drive-Thru	1,000 sq. ft.	\$63,451	\$0	\$0	\$0	\$294	\$1,388	\$1,089	\$2,197	\$4,103	\$71,139	\$33,404	\$70,045	\$7,688	\$39,272		\$36,047.50		
Gasoline/Service Station	1,000 sq. ft.	\$31,663	\$0	\$0	\$0	\$570	\$2,689	\$2,109	\$4,255	\$7,949	\$46,556	\$24,560	\$44,437	\$14,893	n/a		10,536.36	Per Pump - City	
Conv. Market w/Gas Pumps	1,000 sq. ft.	\$44,081	\$0	\$0	\$0	\$357	\$1,682	\$1,320	\$2,662	\$4,973	\$53,398	\$26,046	\$52,073	\$9,317	\$21,299		\$10,536.36	Per Pump - City	
Super Conv. Market (10+Pumps)	1,000 sq. ft.	\$46,166	\$0	\$0	\$0	\$472	\$2,224	\$1,745	\$3,520	\$6,576	\$58,486	\$29,106	\$56,734	\$12,320	\$51,625		\$88,628.98	Per Pump - City	
Self-Service Car Wash	Serv. Bay	\$18,142	\$0	\$0	\$0	\$147	\$691	\$542	\$1,093	\$2,042	\$21,968	\$10,713	\$21,424	\$3,826	\$4,175		\$2,298.55	No corresponding SRQ fee, may be categorized differently	
Marina	Berth	\$1,439	\$0	\$0	\$0	\$15	\$74	\$58	\$118	\$219	\$1,850	\$925	\$1,791	\$411	\$1,148		\$3,727.83	per berth	
Golf Course	Hole	\$18,219	\$0	\$0	\$0	\$194	\$914	\$717	\$1,446	\$2,701	\$23,280	\$11,628	\$22,560	\$5,061	\$13,148		\$4,958.48	per acre	
General Office	1,000 sq. ft.	\$5,228	\$0	\$0	\$0	\$57	\$270	\$211	\$427	\$797	\$6,722	\$3,365	\$6,509	\$1,494	\$3,698		\$8,286.99	City - 50,000-100,000 sq. ft	
Medical Office/Clinic	1,000 sq. ft.	\$19,479	\$0	\$0	\$0	\$128	\$606	\$477	\$961	\$1,795	\$22,841	\$10,971	\$22,363	\$3,362	\$7,455		\$20,295.13	City - greater than 10,000 sq. ft.	
Industrial Park	1,000 sq. ft.	\$1,886	\$0	\$0	\$0	\$17	\$81	\$64	\$128	\$238	\$2,333	\$1,149	\$2,269	\$447	n/a		No corresponding category		
Manufacturing	1,000 sq. ft.	\$2,187	\$0	\$0	\$0	\$17	\$83	\$66	\$132	\$247	\$2,649	\$1,292	\$2,583	\$462	\$1,364		\$2,624.83		
General Light Industrial	1,000 sq. ft.	\$2,783	\$0	\$0	\$0	\$19	\$92	\$73	\$147	\$275	\$3,297	\$1,592	\$3,224	\$514	\$2,356		\$4,280.20		
Warehousing	1,000 sq. ft.	\$977	\$0	\$0	\$0	\$12	\$58	\$46	\$93	\$174	\$1,302	\$662	\$1,256	\$325	\$1,152		\$2,366.86		
Mini-Warehouse	1,000 sq. ft.	\$549	\$0	\$0	\$0	\$4	\$18	\$14	\$29	\$55	\$651	\$315	\$637	\$102	\$390		\$1,069.76		
Nursing Home	1,000 sq. ft.	\$1,734	\$0	\$0	\$0	\$27	\$127	\$99	\$201	\$375	\$2,437	\$1,264	\$2,337	\$703	\$2,069		\$2,668.21		
Elementary School (Private)	1,000 sq. ft.	\$5,203	\$0	\$0	\$0	\$88	\$417	\$328	\$661	\$1,237	\$7,518	\$3,942	\$7,189	\$2,315	n/a		\$6,658.70	K-9	
Middle School (Private)	1,000 sq. ft.	\$5,374	\$0	\$0	\$0	\$90	\$427	\$335	\$677	\$1,263	\$7,741	\$4,053	\$7,404	\$2,367	n/a		\$6,658.70	K-9	
High School (Private)	1,000 sq. ft.	\$4,216	\$0	\$0	\$0	\$69	\$323	\$252	\$510	\$953	\$6,002	\$3,129	\$5,748	\$1,786	n/a		\$6,855.71		
University/Junior College	1,000 sq. ft.	\$12,139	\$0	\$0	\$0	\$91	\$431	\$337	\$681	\$1,273	\$14,524	\$7,042	\$14,184	\$2,385	n/a		\$1,587	City-Greater than 7,500	
Church	1,000 sq. ft.	\$2,767	\$0	\$0	\$0	\$34	\$158	\$124	\$250	\$467	\$3,642	\$1,842	\$3,518	\$875	\$2,160		\$4,550.51		
Day Care	1,000 sq. ft.	\$7,996	\$0	\$0	\$0	\$192	\$904	\$710	\$1,432	\$2,675	\$13,007	\$7,095	\$12,295	\$5,011	\$6,457		\$12,273.94		
Hospital	1,000 sq. ft.	\$5,571	\$0	\$0	\$0	\$65	\$304	\$238	\$480	\$897	\$7,252	\$3,651	\$7,013	\$1,681	\$4,804		\$10,720.19		

All fees include a 2.55% administrative fee

## City of North Port Impact Fee Ordinance 2020-42

LAND USE TYPE	UNIT	Total
<b>RESIDENTIAL</b>		
SINGLE FAMILY DETACHED/ATTACHED	PER DWELLING UNIT	\$ 7,579.24
MULTI FAMILY/APARTMENT	PER DWELLING UNIT	\$ 4,879.55
CONDOMINIUM/TOWNHOUSE	PER DWELLING UNIT	\$ 5,533.21
MOBILE HOME / RV PARK	PER SITE	\$ 3,130.21
ADULT CONG. LIVING FACILITY	PER DWELLING UNIT	\$ 669.90
RETIREMENT COMMUNITY	PER DWELLING UNIT	\$ 2,819.10
<b>TRANSIENT, ASSISTED, GROUP</b>		
MOTEL / HOTEL	PER ROOM	\$ 2,710.19
NURSING HOME	PER BED	\$ 519.18
NURSING HOME	PER 1000 SQ. FT.	\$ 1,184.68
ASSISTED LIVING FACILITY	PER DWELLING UNIT	\$ 742.05
<b>RECREATIONAL</b>		
MARINA	PER BERTH	\$ 2,055.02
GOLF COURSE	PER ACRE	\$ 3,206.94
MOVIE THEATER	PER 1000 SQ. FT.	\$ 7,189.80
RECREATIONAL / COMMUNITY CENTER	PER 1000 SQ. FT.	\$ 10,077.91
<b>INSTITUTIONS</b>		
ELEMENTARY SCHOOL (K-8)	PER 1000 SQ. FT.	\$ 5,466.59
HIGH SCHOOL (9-12)	PER 1000 SQ. FT.	\$ 5,696.32
UNIVERSITY/JUNIOR COLLEGE < 7,500 S	PER STUDENT	\$ 1,586.57
UNIVERSITY/JUNIOR COLLEGE > 7,500 S	PER STUDENT	\$ 1,275.41
CHURCH/SYNAGOGUE	PER 1000 SQ. FT.	\$ 3,410.54
DAY CARE	PER 1000 SQ. FT.	\$ 10,867.10
HOSPITAL	PER 1000 SQ. FT.	\$ 9,210.08
<b>OFFICE AND FINANCIAL</b>		
OFFICE, GENERAL 50,000 SF OR LESS	PER 1000 SQ. FT.	\$ 8,240.86
OFFICE, GENERAL 50,001-100,000 SF	PER 1000 SQ. FT.	\$ 6,966.04
OFFICE, GENERAL 100,001-200,000 SF	PER 1000 SQ. FT.	\$ 5,885.67
OFFICE, GENERAL 200,001-400,000 SF	PER 1000 SQ. FT.	\$ 4,988.58
OFFICE, GENERAL > 400,000 SF	PER 1000 SQ. FT.	\$ 4,503.23
MEDICAL OFFICE 1 - 10,000 SF	PER 1000 SQ. FT.	\$ 12,469.76
MEDICAL OFFICE > 10,000 SF	PER 1000 SQ. FT.	\$ 18,974.18
BUSINESS PARK (FLEX SPACE)	PER 1000 SQ. FT.	\$ 6,776.76
<b>RETAIL, GROSS SQUARE FEET</b>		
BUILDING MATERIAL, LUMBER	PER 1000 SQ. FT.	\$ 21,431.90
HARDWARE / PAINT	PER 1000 SQ. FT.	\$ 5,339.12
SHOPPING CENTER 50,000 SFGLA OR LE	PER 1000 SFGLA	\$ 9,797.58
SHOPPING CENTER > 50,000 SFGLA	PER 1000 SFGLA	\$ 8,816.90
NEW / USED AUTO SALES	PER 1000 SQ. FT.	\$ 11,883.87
TIRE STORE	PER 1000 SQ. FT.	\$ 6,713.74

SUPERMARKET	PER 1000 SQ. FT.	\$	12,846.20
CONVENIENCE STORE W/GAS PUMPS	PER 1000 SQ. FT.	\$	27,490.11
HOME IMPROVEMENT SUPERSTORE	PER 1000 SQ. FT.	\$	7,020.72
PHARMACY / DRUG STORE	PER 1000 SQ. FT.	\$	7,052.17
FURNITURE STORE	PER 1000 SQ. FT.	\$	2,064.69
BANK / SAVINGS DRIVE-IN	PER 1000 SQ. FT.	\$	18,409.10
SIT DOWN RESTAURANT	PER 1000 SQ. FT.	\$	27,693.73
HIGH TURNOVER RESTAURANT	PER 1000 SQ. FT.	\$	34,229.37
FAST FOOD RESTAURANT W/DRIVE-THRU	PER 1000 SQ. FT.	\$	66,761.88
QUIK LUBE	PER BAYS	\$	11,334.61
AUTO REPAIR SHOP	PER 1000 SQ. FT.	\$	9,932.10
GASOLINE / SERVICE STATION / CONVENIENCE	PER FUEL POSITION	\$	8,973.86
SELF-SERVICE CAR WASH	PER SERVICE BAY	\$	2,298.55
CONVENIENCE / GASOLINE / FAST FOOD	PER 1000 SQ. FT.	\$	87,066.48
<b>INDUSTRIAL</b>			
GENERAL LIGHT INDUSTRY / INDUSTRIAL	PER 1000 SQ. FT.	\$	3,677.02
GENERAL HEAVY INDUSTRIAL	PER 1000 SQ. FT.	\$	787.63
MANUFACTURING	PER 1000 SQ. FT.	\$	2,021.65
WAREHOUSE	PER 1000 SQ. FT.	\$	1,866.91
MINI-WAREHOUSE	PER 1000 SQ. FT.	\$	759.17

CATEGORY	LAND USE TYPE	UNIT	COUNTY LIBRARY IMPACT FEE + 1.25% CNTY SC	1% SC TO CITY FOR COUNTY LIBRARY IMPACT FEE	COUNTY JUDICIAL IMPACT FEE + 1.25% CNTY SC	1% SC TO CITY FOR COUNTY JUDICIAL IMPACT FEE	COUNTY GOVERNMENT IMPACT FEE + 1.25% CNTY SC	1% SC TO CITY FOR COUNTY GOV IMPACT FEE	COUNTY TRANS IMPACT FEE + 1.25% CNTY SC	1% SC TO CITY FOR COUNTY TRANS IMPACT FEE	COUNTY EDUCATION IMPACT FEE	1% SC ON COUNTY EDUCATION IMPACT FEE	IMPACT FEE TOTAL DUE AT CO or CC
RESIDENTIAL	< 500 SQFT LIVING AREA	1							0.00	0.00			0.00
RESIDENTIAL	500 - 749 SQFT LIVING AREA	1							0.00	0.00			0.00
RESIDENTIAL	750 - 999 SQFT LIVING AREA	1							0.00	0.00			0.00
RESIDENTIAL	1,000 - 1,249 SQFT LIVING AREA	1							0.00	0.00			0.00
RESIDENTIAL	1,250 - 1,499 SQFT LIVING AREA	1							130.61	1.29			131.90
RESIDENTIAL	1,500 - 1,999 SQFT LIVING AREA	1							339.19	3.35			342.54
RESIDENTIAL	2,000 - 2,999 SQFT LIVING AREA	1							643.95	6.36			650.31
RESIDENTIAL	3,000 - 3,999 SQFT LIVING AREA	1							932.51	9.21			941.72
RESIDENTIAL	> 4,000 SQFT LIVING AREA	1							1149.19	11.35			1160.54

RESIDENTIAL	LESS THAN 1,250 SQ.FT. / DWELLING UNIT	1	617.63	6.10	913.28	9.02	145.80	1.44	0.00	0.00	2032.00	20.32	3745.58
RESIDENTIAL	1,250 - 1,999 SQ.FT. / DWELLING UNIT	1	634.84	6.27	937.58	9.26	148.84	1.47			2032.00	20.32	3790.57
RESIDENTIAL	2,000 - 2,499 SQ.FT. / DWELLING UNIT	1	691.54	6.83	1021.61	10.09	163.01	1.61			2032.00	20.32	3947.01
RESIDENTIAL	2,500 - 2,999 SQ.FT. / DWELLING UNIT	1	727.99	7.19	1076.29	10.63	171.11	1.69			2032.00	20.32	4047.22
RESIDENTIAL	> 3,000 SQ.FT. / DWELLING UNIT	1	782.66	7.73	1156.28	11.42	184.28	1.82			2032.00	20.32	4196.50
RESIDENTIAL	MULTI-FAMILY LESS THAN 750 SQ.FT. / DWELLING	1	452.59	6.61	669.26	1.05	106.31	1.05			561.00	5.61	1803.48
RESIDENTIAL	MULTI-FAMILY 750-999 SQ.FT. / DWELLING	1	501.19	7.31	740.14	1.16	117.45	1.16			188.00	1.88	1558.29
RESIDENTIAL	MULTI-FAMILY 1,000-1,249 SQ.FT. / DWELLING	1	543.71	7.94	803.93	1.26	127.58	1.26			0.00	0.00	1485.67
RESIDENTIAL	MULTI-FAMILY < 1,250 SQ.FT. / DWELLING	1	560.93	8.18	828.23	1.30	131.63	1.30			0.00	0.00	1531.56
RESIDENTIAL	MOBILE HOME/RV PARK/SPACE	/ SPACE	477.90	4.72	706.73	6.98	106.31	1.05	254.14	2.51	188.00	1.88	1750.22
COMML/ LODGING	HOTEL / MOTEL	/ RM			661.16	6.53	105.30	1.04	0.00	0.00			774.03
COM / RETAIL	BLDG. MATS. HARDW / NURS	/ 1K SF			1335.49	13.19	212.63	2.10	836.33	8.26			2407.99
COM / RETAIL	SHOPPING CENTER / GENERAL RETAIL	/ 1K SF			1335.49	13.19	212.63	2.10	715.84	7.07			2286.31
COM / RETAIL	AUTO SALES / REPAIR	/ 1K SF			1335.49	13.19	212.63	1.20	339.19	3.35			1905.04
COM / RETAIL	CONVIENIENCE MARKET W/GAS	/ 1K SF			1335.49	13.19	212.63	1.20					1562.50
COM / RETAIL	FURNITUE STORE	/ 1K SF			1335.49	13.19	212.63	1.20	93.15	0.92			1656.57
COM / RETAIL	BANK / DRIVE THRU	/ 1K SF			1335.49	13.19	212.63	1.20	770.51	7.61			2340.63
COM / RETAIL	RESTAURANT, SIT-DOWN	/ 1K SF			1335.49	13.19	212.63	1.20	115.43	1.14			1679.07
COM / RETAIL	RESTAURANT, FAST FOOD	/ 1K SF			1335.49	13.19	212.63	1.20	253.13	2.50			1818.13
COM / RETAIL	SERVICE STATION	/ 1K SF			1335.49	13.19	212.63	1.20					1562.50
COM / OFFICE	OFFICE, GENERAL OR MEDICAL	/ 1K SF			765.45	7.56	121.50	2.10	420.19	4.15			1320.95
COM / MEDICAL	HOSPITAL	/ 1K SF			765.45	7.56	121.50	2.10	607.50	6.00			1510.11

COM / MEDICAL	NURSING HOME	/ 1K SF			765.45	7.56	121.50	2.10	581.18	5.74			1483.53
COM / INSTITUT	ELEMENTARY SCHOOL (K-9)	/ 1K SF			765.45	7.56	121.50	2.10	292.61	2.89			1192.11
COM / INSTITUT	HIGH SCHOOL (9-12)	/ 1K SF			765.45	7.56	121.50	2.10	260.21	2.57			1159.39
COM / INSTITUT	HOUSE OF WORSHIP	/ 1K SF			765.45	7.56	121.50	2.10	240.98	2.38			1139.97
COM / INSTITUT	DAY CARE CENTER	/ 1K SF			765.45	7.56	121.50	2.10	505.24	4.99			1406.84
COM / RECREA	MARINA	/ BERTH			1335.49	13.19	212.63	2.10	108.34	1.07			1672.81
COM / RECREA	GOLF COURSE (open to public)	1 ACRE			1335.49	13.19	212.63	2.10	186.30	1.84			1751.54
COM / RECREA	MOVIE THEATER	/ 1K SF			1335.49	13.19	212.63	2.10					1563.40
COM / RECREA	RECREATIONAL COMMUNITY CENTER	/ 1K SF			1335.49	13.19	212.63	2.10	486.00	4.80			2054.20
INDUSTRIAL	INDUSTRIAL PARK	/ 1K SF			207.56	2.05	33.41	1.26	355.39	3.51			603.18
INDUSTRIAL	WAREHOUSE	/ 1K SF			207.56	2.05	33.41	1.30	253.13	2.50			499.95
INDUSTRIAL	MINI-WAREHOUSE	/ 1K SF			207.56	2.05	33.41	1.10	65.81	0.65			310.59

Effective for Applications Submitted on or after April 1, 2017 and provided the Application Proceeds to CO through an UN-Interrupted Issuance Process Applications after 17-2253

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