

NOTICE OF IMPOSITION OF IMPACT FEES

NOTICE IS HERBY GIVEN that the Mayor and Council of the City of North Miami on November 26, 2024, at its regularly scheduled meeting adopted Ordinance No. 15831, an Ordinance amending and restating the City of North Miami Development Impact Fee Act established under Ordinance No. 1302, for purposes of, among other items, adopting an updated Impact Fee Study, and imposing revised rates for new development within the incorporated area of the City of North Miami that results in increased demand for system improvements for Parks and Recreation (including Library) facilities, General Government (including Police) facilities, Stormwater facilities, and new development within its water and sewer service areas that generates an increased demand for Water and Sewer facilities. The fees shall be collected by the City contemporaneously with the issuance of a building permit. A copy of Ordinance No. 1531 (November 26, 2024) can be obtained through the following link <https://www.northmiamifl.gov/265/Ordinances> or by requesting a copy from the City Clerk's Office by calling (305) 895-9817.

The Impact Fees to be imposed are as follows:

SANITARY SEWER IMPACT FEE RATE SCHEDULE

Effective April 1, 2025

Water Meter Size	Meter Type	Fee per Meter
3/4"	Disc	\$1,768
1"	Disc	\$2,953
1.5"	Disc	\$5,887
2"	Disc	\$9,423
1.5"	Turbine	\$18,865
2"	Turbine	\$23,567
3"	Turbine	\$53,040
4"	Turbine	\$117,873
5"	Turbine	\$165,007
6"	Turbine	\$235,727
8"	Turbine	\$412,527

STORMWATER IMPACT FEE RATE SCHEDULE

Effective April 1, 2025

Impervious Cover	Fee per Square Foot
	\$0.78

PARKS AND RECREATION IMPACT FEE RATE SCHEDULE

Phase One Rates (Effective April 1, 2025 – March 31, 2026)

Land Use Type	Unit	Fee Per Unit
Single Family Det./Att.	Dwelling	\$2,937
Multi-Family	Dwelling	\$1,986

GENERAL GOVERNMENT IMPACT FEE RATE SCHEDULE

Phase One Rates (Effective April 1, 2025 – March 31, 2026)

Land Use Type	Unit	Fee Per Unit
Single Family Det./Att.	Dwelling	\$1,329
Multi-Family	Dwelling	\$919
Retail/Commercial	1,000 sq. ft.	\$2,214
Office	1,000 sq. ft.	\$1,279
Industrial/Warehouse	1,000 sq. ft.	\$201
Public/Institutional	1,000 sq. ft.	\$677

WATER IMPACT FEE RATE SCHEDULE

Phase One Rates (Effective April 1, 2025 – March 31, 2026)

Water Meter Size	Meter Type	Per Meter
3/4"	Disc	\$4,532
1"	Disc	\$7,568
1.5"	Disc	\$15,090
2"	Disc	\$24,153
1.5"	Turbine	\$48,350
2"	Turbine	\$60,404
3"	Turbine	\$135,942
4"	Turbine	\$302,109
5"	Turbine	\$422,916
6"	Turbine	\$604,172
8"	Turbine	\$1,057,312

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PARKS AND RECREATION IMPACT FEE RATE SCHEDULE

Phase Two Rates (Effective April 1, 2026 – March 31, 2027)

Land Use Type	Unit	Fee Per Unit
Single Family Det./Att.	Dwelling	\$4,112
Multi-Family	Dwelling	\$2,780

GENERAL GOVERNMENT IMPACT FEE RATE SCHEDULE

Phase Two Rates (Effective April 1, 2026 – March 31, 2027)

Land Use Type	Unit	Fee Per Unit
Single Family Det./Att.	Dwelling	\$1,860
Multi-Family	Dwelling	\$1,287
Retail/Commercial	1,000 sq. ft.	\$3,100
Office	1,000 sq. ft.	\$1,790
Industrial/Warehouse	1,000 sq. ft.	\$281
Public/Institutional	1,000 sq. ft.	\$948

WATER IMPACT FEE RATE SCHEDULE

Phase Two Rates (Effective April 1, 2026 – March 31, 2027)

Water Meter Size	Meter Type	Per Meter
3/4"	Disc	\$6,344
1"	Disc	\$10,595
1.5"	Disc	\$21,125
2"	Disc	\$33,814
1.5"	Turbine	\$67,690
2"	Turbine	\$84,565
3"	Turbine	\$190,319
4"	Turbine	\$422,952
5"	Turbine	\$592,082
6"	Turbine	\$845,840
8"	Turbine	\$1,480,236

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PARKS AND RECREATION IMPACT FEE RATE SCHEDULE

Phase Three Rates (*Effective April 1, 2027 – March 31, 2028*)

Land Use Type	Unit	Fee Per Unit
Single Family Det./Att.	Dwelling	\$4,993
Multi-Family	Dwelling	\$3,375

GENERAL GOVERNMENT IMPACT FEE RATE SCHEDULE

Phase Three Rates (*Effective April 1, 2027 – March 31, 2028*)

Land Use Type	Unit	Fee Per Unit
Single Family Det./Att.	Dwelling	\$2,258
Multi-Family	Dwelling	\$1,562
Retail/Commercial	1,000 sq. ft.	\$3,764
Office	1,000 sq. ft.	\$2,173
Industrial/Warehouse	1,000 sq. ft.	\$341
Public/Institutional	1,000 sq. ft.	\$1,151

WATER IMPACT FEE RATE SCHEDULE

Phase Three Rates (*Effective April 1, 2027 – March 31, 2028*)

Water Meter Size	Meter Type	Per Meter
3/4"	Disc	\$7,704
1"	Disc	\$12,865
1.5"	Disc	\$25,652
2"	Disc	\$41,059
1.5"	Turbine	\$82,195
2"	Turbine	\$102,686
3"	Turbine	\$231,101
4"	Turbine	\$513,584
5"	Turbine	\$718,956
6"	Turbine	\$1,027,092
8"	Turbine	\$1,797,430

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PARKS AND RECREATION IMPACT FEE RATE SCHEDULE

Phase Four Rates (*Effective April 1, 2028 – March 31, 2029*)

Land Use Type	Unit	Fee Per Unit
Single Family Det./Att.	Dwelling	\$5,874
Multi-Family	Dwelling	\$3,971

GENERAL GOVERNMENT IMPACT FEE RATE SCHEDULE

Phase Four Rates (*Effective April 1, 2028– March 31, 2029*)

Land Use Type	Unit	Fee Per Unit
Single Family Det./Att.	Dwelling	\$2,657
Multi-Family	Dwelling	\$1,838
Retail/Commercial	1,000 sq. ft.	\$4,428
Office	1,000 sq. ft.	\$2,557
Industrial/Warehouse	1,000 sq. ft.	\$401
Public/Institutional	1,000 sq. ft.	\$1,354

WATER IMPACT FEE RATE SCHEDULE

Phase Four Rates (*Effective April 1, 2028 – March 31, 2029*)

Water Meter Size	Meter Type	Per Meter
3/4"	Disc	\$9,063
1"	Disc	\$15,135
1.5"	Disc	\$30,179
2"	Disc	\$48,305
1.5"	Turbine	\$96,700
2"	Turbine	\$120,807
3"	Turbine	\$271,884
4"	Turbine	\$604,217
5"	Turbine	\$845,831
6"	Turbine	\$1,208,343
8"	Turbine	\$2,114,623