



DEVELOPMENT IMPACT FEE SHEET

(Phase One of Fee Schedule)

Effective April 14, 2025 - April 13, 2026

*Attention applicant you are responsible for filling out this application correctly. If you have any questions concerning what category your work falls under, please see the Office of Building Services.

PARKS AND RECREATION IMPACT

Description	Land Use	Unit	Fee Calculations	# Unit(s)	Fee
Single Family Det./Att.		Dwelling	\$2,937	_____	_____
Multi-Family		Dwelling	\$1,986	_____	_____

GENERAL GOVERNMENT IMPACT

Description	Land Use	Unit	Fee Calculations	# Unit(s)	Fee
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

Water Meter Size	Meter Type	Fee per Meter	# Unit(s)	Fee
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	_____	_____

SEWER IMPACT

Water Meter Size	Meter Type	Fee per Meter	# Unit(s)	Fee
3/4"	Non-Turbine	\$1,768	_____	_____
1"	Non-Turbine	\$2,953	_____	_____
1.5"	Non-Turbine	\$5,887	_____	_____
2"	Non-Turbine	\$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

Description	Land Use	Unit	Fee Calculations	# Unit(s)	Fee
Impervious Cover		-N/A-	\$0.78	_____	_____

Ordinance No. 15831 (November 26, 2024) can be obtained through the following site <https://www.northmiamifl.gov/265/Ordinances>

Recent changes to Florida law impose restrictions on increasing impact fees:

- Increases of up to 25% must be phased in over two years.
- Increases between 25% and 50% must be phased in over four years.
- Fees can only be adjusted once every four years.