

IMPACT FEE REVIEW AND DETERMINATION

The following information outlines how impact fees are to be determined.

1. Impact fees are determined at the time of the first review for any new development.
2. **At this time, the City is charging impact fees for only water, wastewater, and public art.**

I. WATER & WASTEWATER IMPACT FEES:

1. There are three separate water districts within the municipal boundaries of Coral Springs, the North Springs Improvement District (NSID), the Coral Springs Improvement District (CSID) and the City.
2. NSID is any portion of the City north of Wiles Road. CSID is any portion of the City south of Royal Palm Boulevard. Any portion south of Wiles road and north of Royal Palm Boulevard is the City district. The City only charges water and wastewater impact fees for new development within the City district. If a new development falls within the NSID or CSID district, the development must coordinate with them directly for water and wastewater services.
3. For those developments which lie within the City district, the following fees are assessed:

Water:

Comm./Ind. \$5,710/acre
Low Density: \$1,000/unit
Mod. Density: \$ 860/unit
Med. Density: \$ 720/unit
High Density: \$ 480/unit

Waste Water:

Comm./Ind. \$4,060/acre
Low Density: \$ 700/unit
Mod. Density: \$ 610/unit
Med. Density: \$ 510/unit
High Density: \$ 340/unit

These fees are noted at the time of site plan approval within the DRC review comments, and are due and payable at the time of the release of building permit. Fees for those developments that do not require DRC review are assessed by the Building Department at time of permit release.

II. TRAFFIC IMPACT FEES:

1. As with all developments in Coral Springs, before a building permit can be issued, this development must receive approval from the Broward County Development Management Division (954-357-6666).