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Construction impact fee rollback extended in Charlotte County

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A rollback on construction impact fees has been extended into September while Charlotte County and local builders work to revise the rates.

Staff presented a new fee schedule and methodology to the County Commission on April 14. But some commissioners, as well as builders, said some fees seemed high. The proposed ordinance amendment was delayed for 60 days.

In the meantime, residential impact fee rollbacks were set to expire July 22, and commercial fee rollbacks on Aug. 12. So on Tuesday, the commission extended the expiration dates to Sept. 7 to avoid reverting to old rates.

Impact fees are assessed on new construction to help pay for roads, parks, other infrastructure.

The proposed changes include implementing a single per-unit fee for single-family housing, rather than using square footage, and tiered impact fees for roads only.

In an effort to spur construction, commissioners put lower 1998 rates into effect in January 2008. Construction remained flat, however, and the lower rates resulted in \$2.4 million in lost revenue on building projects in 2008.

The 1998 impact fee rate for a single-family home is approximately \$2,500, according to the county. A 2006 change based fees on square footage and increased the rate for a 2,000-square-foot home to about \$8,200.

