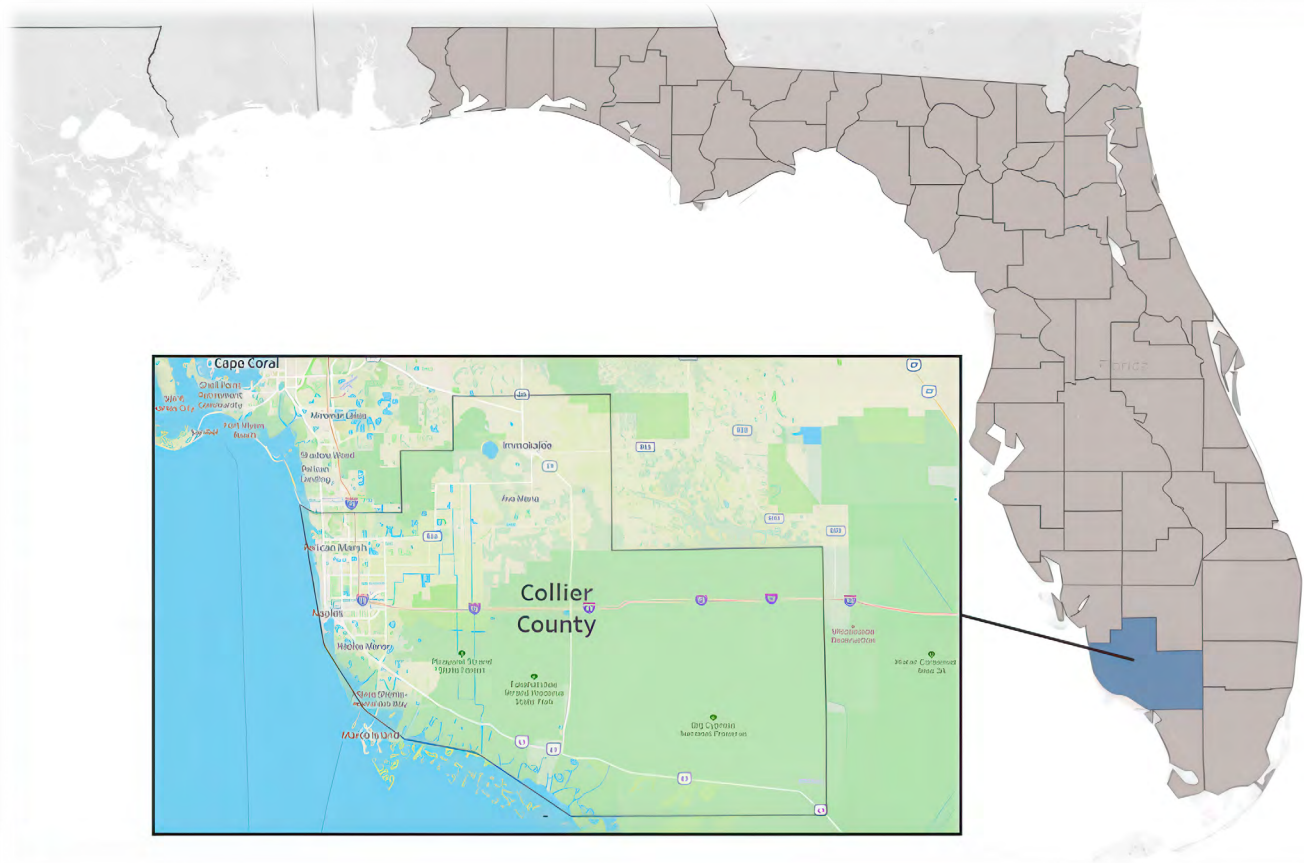


# Assessing Impact Fees in Collier County, Florida *2024-2025*

Figure 1. Map of Collier County



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## Overview

This 2025 James Madison Institute (JMI) profile “Assessing Impact Fees in Collier County, Florida: 2024-2025” serves as a complement to the JMI background report “Assessing Florida Local Government Impact Fees: 2024-2025.” This profile provides a closer analysis of local impact fees beginning with a brief overview of the demographic and economic context. This is followed by a brief discussion of permitting and administrative fees associated with residential development as well as general permitting and fee revenue trends. Next, up-to-date impact fee schedules are presented and analyzed detailing the facilities for which fees are charged, the structure of the fee schedule including maximum and minimum fee ranges in dollar amounts, and any recent fee schedule changes. Fee schedules are also evaluated for regressivity in terms of the potential impact of fee burdens on the affordability of single-family homes for households earning below, at, or above the county’s area median income (AMI). For consistency, this profile assumes that all single-family residential developments analyzed are not eligible for fee waivers or reductions, which some local governments offer for affordable housing projects. This profile concludes with key takeaways that summarize the findings and highlight noteworthy trends.

## Introduction

Collier County is located in southwestern Florida and has a population of 404,310 residents and is experiencing approximately seven percent growth from 2020 to 2023. Median household income in Collier County is \$82,011—greater than the median for the state. 10.5% of the population is considered in poverty (see Table 1). Age demographics are in the average range for Florida counties, with no overrepresented age group.

The median home value in Collier County is \$443,700 and one of the highest of any county in the state, and it is the highest out of the five counties analyzed in the background report.

**Table 1. Population, Median Income, and Median Home Value in Collier County**

| COUNTY         | POPULATION ESTIMATE* | POPULATION GROWTH % (2020-2023) | POPULATION OVER 65 | MEDIAN HOUSEHOLD INCOME** | POVERTY (PERSONS) % | MEDIAN HOME VALUE*** |
|----------------|----------------------|---------------------------------|--------------------|---------------------------|---------------------|----------------------|
| Collier County | 404,310              | 7.2%                            | 130,092            | \$82,011                  | 10.5%               | \$443,700            |

Source: \*2023 population data is from the U.S. Census, Population Division, Annual Estimates of the Resident Population for Counties in Florida: April 1, 2020 to July 1, 2023 (CO-EST2023-POP-12).

\*\*Median household income data is from the U.S. Census, 2022 American Community Survey 5-Year Estimates, S1901 Income in the Past 12 Months (in 2022 Inflation-Adjusted Dollars, [https://data.census.gov/table?q=median+household+income+2022&g=040XX00US12\\$0500000](https://data.census.gov/table?q=median+household+income+2022&g=040XX00US12$0500000))

\*\*\*Median home value data is from the U.S. Census, 2022 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics at [https://data.census.gov/table/ACSDP5Y2022.DP04?q=median+home+value+ng=040XX00US12\\$0500000&moe=false](https://data.census.gov/table/ACSDP5Y2022.DP04?q=median+home+value+ng=040XX00US12$0500000&moe=false).

## Permitting and Administrative Costs

Collier County’s permitting and administrative fees are detailed in Resolution No. 2025- 195, accessed through their county website. Below is a table of some of the fees that apply to new construction of single-family residential homes. As in every county, fee amounts depend on the features of the development and the specifics of their application process. They also depend on how much site preparation is required before building. Further, like many other Florida counties the specifics of the landscape make it possible for there to be environment-specific charges (for example, Sea Turtle handling permits).

**Table 2. Key Permit and Administrative Costs Excluding Impact Fees**

| FEE DESCRIPTION        | FEE AMOUNT   |
|------------------------|--|
| Site Development Plans | \$5,000 + \$100 per residential building structure |
| Zoning Certificate     | \$50   |
| PUD and SRA Monitoring | \$100  |
| Building Permit Fee    | \$50 minimum                                       |

Source: “Current Collier County Fee Schedule | Collier County, FL.” 2021. Colliercountyfl.gov. 2021 Accessed December 11, 2024

Table 2 shows some of the fees charged to development not including impact fees in Collier County. For single-family homes, regardless of the features included, impact fees are typically the largest regulation compliance expense.

**Figure 2. Collier County Reported Impact Fee Revenue: 1993 - 2022**



Source: FL Office of Economic and Demographic Research

**Figure 3. Collier County Permits Issued: 1993 - 2022**



Source: FL Office of Economic and Demographic Research

## Impact Fees in Collier County

Collier County collects impact fees for all of the following purposes: EMS, government buildings, jail, law enforcement, libraries, community parks, roads, regional parks, school, water, sewer, and fire. All these fees, with the exception of fire, water and sewer, are collected on a per unit basis, with distinctions for homes below and above 4,000 square feet (see Tables 3 and 4).

These fees (with the exception of fire impact fees) are uniform throughout the county with one exception - Ave Maria (see Table 5). Ave Maria is a master-planned community (MPC) located in the north-central region of Collier County. A master-planned community is a region intentionally planned to be self-contained (Bankrate, 2022). Ave Maria is home to 6,242 residents who have a median age of 37 years old (Census). Impact fees in Ave Maria are almost identical to broader Collier County with two exceptions.

**Table 3. Single-Family Impact Fees Excluding Water, Sewer, and Fire**  
(As of 12/01/2024)

| SQ. FEET | EMS   | GOVERNMENT BUILDINGS | JAIL  | LAW ENFORCEMENT | LIBRARIES | COMMUNITY PARKS | ROADS   | REGIONAL PARKS | SCHOOLS |
|----------|-------|----------------------|-------|-----------------|-----------|-----------------|---------|----------------|---------|
| <4000    | \$142 | \$934                | \$499 | \$587           | \$336     | \$934           | \$8,090 | \$2,694        | \$8,790 |
| 4000+    | \$159 | \$1,048              | \$571 | \$661           | \$377     | \$1,068         | \$9,864 | \$3,081        | \$8,790 |

Source: "Current Collier County Fee Schedule | Collier County, FL." 2021. Colliercountyfl.gov. 2021 Accessed December 11, 2024

**Table 4. Single-Family Fire Impact Fees by Fire District**  
(As of 12/01/2024)

| SQUARE FEET | FEE BASIS | NORTH COLLIER FIRE | FEE BASIS                  | GREATER NAPLES FIRE | IMMOKALEE FIRE | OCHOPEE FIRE |
|-------------|-----------|--------------------|----------------------------|---------------------|----------------|--------------|
| <4000       | Per Unit  | \$476              | Per Square Foot Under Roof | \$0.43              | \$0.94         | \$0.60       |
| 4000+       | Per Unit  | \$833              | Per Square Foot Under Roof | \$0.43              | \$0.94         | \$0.60       |

Source: "Current Collier County Fee Schedule | Collier County, FL." 2021. Colliercountyfl.gov. 2021 Accessed December 11, 2024



**Table 5. Single-Family Impact Fees for Ave Maria**

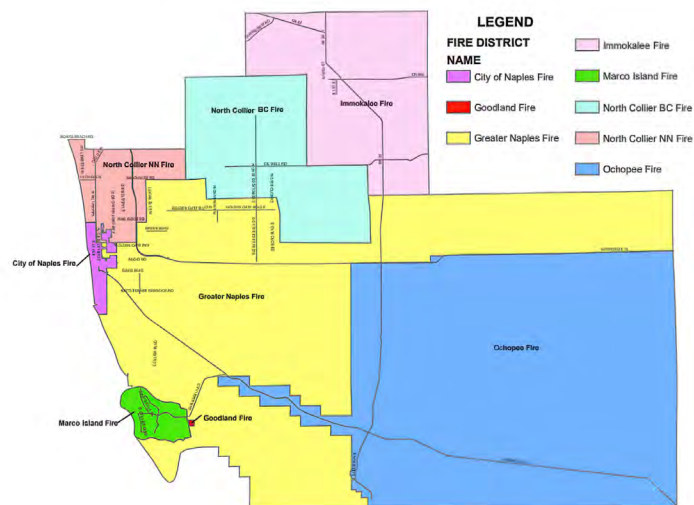
| SQUARE FEET | FEE BASIS | EMS   | GOVERNMENT BUILDINGS | JAIL  | LAW ENFORCEMENT | LIBRARIES | COMMUNITY PARKS | ROADS   | REGIONAL PARKS | SCHOOLS | FEE BASIS | FIRE   |
|-------------|-----------|-------|----------------------|-------|-----------------|-----------|-----------------|---------|----------------|---------|-----------|--------|
| <4000       | Unit      | \$142 | \$934                | \$499 | \$587           | \$336     | \$47            | \$8,090 | \$1,482        | \$8,790 | sq. ft.   | \$0.94 |
| 4000+       | Unit      | \$159 | \$1,048              | \$571 | \$661           | \$377     | \$53            | \$9,864 | \$1,694        | \$8,790 | sq. ft.   | \$0.94 |
| *           | Unit      | \$17  | \$114                | \$72  | \$74            | \$41      | \$7             | \$1,774 | \$212          | \$0     | sq. ft.   | \$0.94 |

\*Original less than 4000 square feet living area, changed to 4000+  
 Source: <https://www.colliercountyfl.gov/home/showpublisheddocument/105671/638581227913670000>

The first is that Ave Maria has substantially reduced fees for both community and regional parks. The second is that there is no water or sewer fee. For further information please see Appendix A for Ave Maria’s impact fee schedule. It should be noted here that City of Naples and City of Marco Island do not collect impact fees for broader Collier County community parks, law enforcement, fire, water, or sewer. The City of Everglades does the same for all but fire impact fees.

For broader Collier County, fire impact fees are separated into four districts: North Collier fire, Greater Naples fire, Immokalee fire, and Ochopee fire. Only North Collier collects on a per unit basis, while the latter three districts collect on the basis of “square feet under roof.” Please see figure one for a map of Collier County’s fire districts (see Figure 4).

**Figure 4. Collier County Fire Districts**



Source: FL Office of Economic and Demographic Research



**Table 6. Single-Family Water & Sewer Impact Fees (before 12/01/2024)**

| SINGLE-FAMILY HOME<br>SQUARE FEET | WATER FEE           |                     | WASTEWATER FEE      |                     |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|
|                                   | PRIOR TO 12/01/2024 | STARTING 12/01/2024 | PRIOR TO 12/01/2024 | STARTING 12/01/2024 |
| 0 to 750                          | \$1,116             | \$1,456             | \$1,093             | \$1,346             |
| 751 to 1500                       | \$2,265             | \$2,955             | \$2,220             | \$2,734             |
| 1501 or More                      | \$3,382             | \$4,411             | \$3,314             | \$4,081             |

Source: “Current Collier County Fee Schedule | Collier County, FL.” 2021. Colliercountyfl.gov. 2021 Accessed December 11, 2024

Wastewater and sewage are collected on a per unit basis but have more square footage categories for varying rates. Their categories are: 0-750, 750-1500, and greater than 1500 (see Table 6).

Including a square footage range is one step that counties can take to combat the regressive nature of flat impact fees and encourage proportionality. Collier County’s dual-category system, however, is not varied enough to avoid regressivity. Having one cut off for all but water and sewer impact fees means that the varying homes under the 4000 square foot size (the majority of the county) are all subject to the same impact fee, meaning that those in smaller and less expensive homes pay a larger impact fee in proportion to home value.

## Regressivity Analysis

Everywhere in Collier County, regardless of fire district, impact fees exhibit regressive tendencies. Homes designed for the lowest income bracket, 50% AMI, are paying nearly 20% of their total value in impact fees (see Table 7). Meanwhile, the most expensive and largest homes in the county always pay less than 9%. The sin-

gular jump in impact fees, from <4000 to 4000+ only differentiates the highest earners (>150% AMI) from everyone else in the county, ignoring the substantial variations in home characteristics that appear below that threshold.

## Takeaways

As they are currently structured, our analysis finds that impact fees in Collier County are regressive. While some fire districts and water and sewer charge impact fees based on finer increments, the vast majority of fees are effectively flat. Our analysis of homes sold in Collier County suggests that even at the 300% AMI level, typical homes are too small to qualify for the >4000 square foot impact fee tier. One way this regressivity could be remedied or improved is through the adoption of a schedule with finer square footage increments, or charging on a per-square foot basis. It is possible that this method may not be appropriate for every kind of fee, and so a thorough analysis should be performed which considers accounts for the specific purposes of the fee and its potential for regressivity.

**Table 7. Impact Fees by Home Affordability**

| HOUSEHOLD INCOME<br>AMI THRESHOLD | HOME SPECIFICATIONS |                 | MAXIMUM IMPACT FEE          |                 | MINIMUM IMPACT FEE |                 | FEE RANGE  |
|-----------------------------------|---------------------|-----------------|-----------------------------|-----------------|--------------------|-----------------|------------|
|                                   | AFFORDABLE HOME     | SQUARE FOOTAGE* | IMMOKALEE FIRE DISTRICT FEE | % OF HOME PRICE | NORTH COLLIER FEE  | % OF HOME PRICE | DIFFERENCE |
| 50%                               | \$132,650           | 1,161           | \$32,590                    | 24.57%          | \$29,171           | 21.99%          | \$3,419    |
| 80%                               | \$233,114           | 1,884           | \$33,269                    | 14.27%          | \$31,974           | 13.72%          | \$1,295    |
| 100%                              | \$300,090           | 2,067.5         | \$33,442                    | 11.14%          | \$31,974           | 10.65%          | \$1,468    |
| 120%                              | \$367,066           | 1,921.5         | \$33,305                    | 9.07%           | \$31,974           | 8.71%           | \$1,331    |
| 150%                              | \$467,530           | 2,094           | \$33,467                    | 7.16%           | \$31,974           | 6.84%           | \$1,493    |
| 200%                              | \$634,970           | 2,348.5         | \$33,706                    | 5.31%           | \$31,974           | 5.04%           | \$1,732    |
| 300%                              | \$969,849           | 2,548           | \$33,893                    | 3.49%           | \$31,974           | 3.30%           | \$1,919    |

Source: \*Fee schedule data from “Current Collier County Fee Schedule | Collier County, FL.” <https://www.colliercountyfl.gov/home/showpublisheddocument/108233/638644973704600000>

\*AMI data based on 2022 ACS 5-year estimates of median household income.

\*Maximum affordable home based on monthly payment for a 7% interest rate for a 30-year mortgage, see JMI’s backgrounder report Assessing Florida Local Government Impact Fees: 2024-2025, Appendix B for detailed methodology.





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