
Section 3
DEVELOPMENT FEE ESTIMATES

This section contains information and applications related to requesting that a fee estimate be calculated for a proposed development project.

City of Altamonte Springs
Developer's Guide

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TABLE OF CONTENTS.
SECTION 3. DEVELOPMENT FEES ESTIMATES.

SECTION NARRATIVE.

3.1 City Development Fees..... Page 3.3

3.2 Fee Incentives..... Page 3.4

3.3 Fee Estimate Process..... Page 3.4

APPLICATION FORMS.

1. Request for Fee Estimate.

SECTION 3. DEVELOPMENT FEE ESTIMATES.

*For additional information on this subject, contact:
The Building/Fire Safety Division at 407.571.8433.*

3.1 CITY DEVELOPMENT FEES.

The City established a process to assist the owner/developer in obtaining information about City development fees. This process requires that the applicant submit a completed Development Fee Estimate Form to the City's Building/Fire Safety Division. Within two weeks of the City's receipt of a completed Development Estimate Form, the City will prepare a Development Fee Estimate Statement which will include a summary and calculation sheet for all City development fees based upon the information provided by the applicant. Types of development fees include:

- Building Permit and DCA Surcharge Fees
- Utility and Connection Fees (water, wastewater, sewer, drainage, inspection, security deposit, and meter fees).
- City Impact Fees (City transportation, police, and parks and recreation.)
- Transportation Concurrency Exception Area (TCEA) Reservation Fees (only applicable to projects located in the City's TCEA).
- City development fees are assessed on all new construction at the time of building permit issuance. Actual fees due at building permit issuance are calculated from the plans approved through the City's Development Review Committee (DRC) process.
- Note: The City's Development Fee Estimate does not include fees charged by Seminole County, St. John's River Water Management District or other jurisdictions that may have regulatory authority over the proposed development. Developers are encouraged to check with the applicable agencies regarding additional permit or impact fees.

3.2 FEE INCENTIVES.

Fee incentives are provided for:

- Residential Fire Sprinkler Systems Water Connection Charge. In newly constructed single-family, duplex, or multiple-family dwelling units, a credit of 40% will be given against the water connection charge where residential fire sprinklers are installed in accordance with the applicable design standards. This credit is applied at the time of building permit issuance.
- Residential Fire Sprinkler Systems Building Permit Fees. A 40% reduction in building permit, building plan review and building inspection fees for newly constructed single-family fee simple detached dwelling units, duplexes or townhomes will be given where residential fire sprinklers are installed in accordance with the applicable design standards. This credit is applied at the time of building permit issuance.
- Fire Sprinkler System Seminole County Fire/Rescue Impact Fee. A 25% reduction in the County's Fire/Rescue impact fee will be given on all newly constructed buildings.

3.3 FEE ESTIMATE PROCESS.

Timeframe:	A Fee Estimate Request Form may be filed at anytime, and we recommend that it be as early as possible. At the latest, it must be filed when the first site plan application is submitted.
Submittal:	Completed Request for Fee Estimate Form.
Submit To:	Building/Fire Safety Division.
Fee:	\$100.00 for commercial/multi-family projects.
Review Period:	14 calendar days.

(Requests involving significant research time may incur an additional processing fee.)