

Impact Fee Studies Collier County, Florida

Tindale-Oliver & Associates, Inc.
Planning and Engineering



Collier County has been experiencing significant population growth until recently. During the same growth period, land values and construction costs increased rapidly. Tindale-Oliver & Associates, Inc., (TOA) has been contracted by Collier County repeatedly since 1992 to develop or update impact fees in seven program areas.

Project Highlights

- TOA conducted impact fee studies for the **transportation, fire rescue, EMS, schools, library, government buildings, correctional facilities, parks, and law enforcement** program areas.
- A localized indexing study was conducted to reflect higher construction costs in Collier County, which was further revised to reflect recent cost decreases.
- An administrative manual was prepared to assist the staff in the administration of the program. TOA is currently updating the administrative manual.

Project Issues

- High growth rate requiring additional infrastructure.
- Significant increase in land values and construction costs.
- Concerns about high impact fees from the development community.

Solutions Implemented

- Prepared studies that reflect accurate cost estimates and presented the findings successfully to gain public support.
- Introduced indexing in 2003 that would allow the County to keep up with cost increases between updates.
- In 2006, prepared a local indexing study that reflected higher than average cost increases experienced in Collier County.

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Since 1992, TOA developed or updated impact fees for the County in nine program areas.

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