

City of Tamarac – Development Impact Fee Study

Ordinance No. 2611, Adoption Date: October 22, 2025

Effective Date: January 20, 2026

The City of Tamarac adopted its most recent Development Impact Fee Program in 2019 as a mechanism to ensure that new development pays its fair share of the public infrastructure required to support continued growth. Impact fees are one-time charges assessed on new development at the time of building permit submittal and are typically collected prior to permit issuance.

The updated **City of Tamarac 2025 Development Impact Fee Study** establishes revised fees across three infrastructure categories: **Parks and Recreation, General Government, and Multi-Modal Transportation**. The updated fees reflect a **25% increase** over the previous rates and exemplify the City's commitment to maintaining high-quality public facilities and services for its residents.

The collection and expenditure of impact fees are governed by the Florida Impact Fee Act **§163.31801**, related case law, and the City's local ordinance. The law requires that all fees:

- Be proportionate to the infrastructure demand created by new development,
- Be expended within a reasonable timeframe to benefit the area from which they were collected, and
- Be used exclusively for capital improvements, not for operations, maintenance, or administrative salaries.

Through the adoption of Ordinance No. 2611, the City Commission reaffirms its legal and fiscal responsibility to align growth with the infrastructure necessary to serve an increasing demand for public services, which will be financed in part through impact fee revenues.

Pursuant to Florida's statutory requirements, the City's **25% rate increase** for Parks and Recreation, General Government, and Multi-Modal Transportation impact fees will be **phased in over two (2) equal increments** across a two-year period, as indicated in the rate schedules below, and will become effective on **January 20, 2026**.

Land Use	Impact Unit	General Government	Parks & Recreation	Multimodal Transportation	Total Fee (Year 1)
Single Family (<1,500 Square Feet)	DU	\$695	\$2,754	\$814	\$4,263
Single Family (1,500-2,499 Square Feet)	DU	\$774	\$3,061	\$1,029	\$4,864
Single Family (>2,500 Square Feet)	DU	\$870	\$3,434	\$1,148	\$5,452
Multi-Family	DU	\$515	\$2,140	\$564	\$3,219
Senior Housing (Detached)	DU	\$460	\$1,807	\$387	\$2,654
Senior Housing (Attached)	DU	\$323	\$1,268	\$219	\$1,810
Commercial	1,000 sf	\$695	\$0	\$1,501	\$2,196
Office & Other Services	1,000 sf	\$410	\$0	\$938	\$1,348
Institutional	1,000 sf	\$594	\$0	\$1,132	\$1,726
General Light Industrial	1,000 sf	\$231	\$0	\$342	\$573
Warehousing	1,000 sf	\$51	\$0	\$161	\$212

Year 1 Fees shall be assessed in the first 12 months following the effective date of the Ordinance.

Land Use	Impact Unit	General Government	Parks & Recreation	Multimodal Transportation	Total Fee (Year 2)
Single Family (<1,500 Square Feet)	DU	\$773	\$3,060	\$814	\$4,647
Single Family (1,500-2,499 Square Feet)	DU	\$860	\$3,401	\$1,118	\$5,379
Single Family (>2,500 Square Feet)	DU	\$966	\$3,815	\$1,227	\$6,009
Multi-Family	DU	\$573	\$2,378	\$626	\$3,576
Senior Housing (Detached)	DU	\$511	\$2,008	\$430	\$2,949
Senior Housing (Attached)	DU	\$359	\$1,409	\$244	\$2,011
Commercial	1,000 sf	\$773	\$0	\$1,668	\$2,440
Office & Other Services	1,000 sf	\$455	\$0	\$1,043	\$1,498
Institutional	1,000 sf	\$660	\$0	\$1,258	\$1,918
General Light Industrial	1,000 sf	\$256	\$0	\$342	\$598
Warehousing	1,000 sf	\$56	\$0	\$174	\$230

Year 2 Fees shall be assessed on the 1st day of the 13th month following the effective date of this Ordinance and shall remain in effect in accordance with the provisions outlined in Section 10-5.7 (I) of the City of Tamarac Land Development Code.

To access the City's Impact Fee Calculator please click the following link: **Impact Fee Calculator**: The City is updating its Impact Fee Calculator based on the fee amounts adopted in the new Ordinance. Please contact the Community Development Department for Impact Fee Estimates at 954-597-3530.

Fees totals computed by the City's Impact Fee Calculator are meant to provide an **estimate** of the total fees due for the development and **are not final or binding**. Final Impact Fee Calculations shall be performed by staff at the time of building permit submittal and submitted in writing at the time of permit review of the final survey for the development.

If you believe your development is entitled to an Impact Fee Credit, you may contact the Community Development Department at 954-597-3530 or review [Section 10-5.7](#) of the City's Land Development Code online for further information.