

THE FLORIDA SENATE
2020 SUMMARY OF LEGISLATION PASSED

Committee on Community Affairs

CS/CS/CS/SB 1066 — Impact Fees

by Appropriations Committee; Finance and Tax Committee; Community Affairs Committee; and Senator Gruters

The bill imposes new requirements related to impact fees. Impact fees are charges imposed by local governments against new development to pay for the cost of capital facilities made necessary by such growth. Impact fees must have a reasonable connection, or rational nexus, between 1) the proposed new development and the need and the impact of additional capital facilities, and 2) the expenditure of funds and the benefits accruing to the proposed new development.

Provisions in the bill prohibit the application of a new or increased impact fee to pending permit applications unless the result is to reduce the total impact fees or mitigation costs imposed on the applicant. In addition, the bill provides that impact fee credits are assignable and transferable at any time after establishment within the same impact fee zone or impact fee district, or an adjoining zone or district within the same local jurisdiction that receives benefits from the improvement or contribution that generated the credits.

If approved by the Governor, these provisions take effect July 1, 2020.

Vote: Senate 36-0; House 81-37