

## To The Building Community:

***Effective January 1, 2026, at 12:01 A.M.*** Palm Beach County Impact Fees will change. Please also be advised that new impact fee schedules will be published and become effective on January 1<sup>st</sup> for each of the next two years. Please also be aware that **ALL Impact Fee components will change**. New Impact Fee Schedules are available at the Building Department, the Impact Fee Office and on the Impact Fee website: [Impact Fee Website](#).

**All final impact fee assessments are calculated utilizing the impact fee schedule effective on the issuance date. Impact fees will no longer be assessed based upon the application date.**

If you have any additional questions, please contact the Impact Fee Office at (561) 233-5025 or email [FMB-ImpactFeeOffice@pbc.gov](mailto:FMB-ImpactFeeOffice@pbc.gov).



# NOTICE OF IMPACT FEE INCREASES

**EFFECTIVE JANUARY 1, 2026 AT 12:01 A.M.**

**Palm Beach County Impact Fees will change.**

- The new Impact Fee Schedule has been published and will become effective on January 1<sup>st</sup>, 2026.
- **ALL Impact Fee components will change.**
- The new Impact Fee Schedule will be available in the Building Division, Impact Fee Office, and on the Impact Fee Website: [\*\*PZB - Administration Division Impact Fees\*\*](#)
- All impact fee assessments will continue to be calculated utilizing the impact fee schedule effective on the permit issuance date.

**Impact Fees are no longer assessed based  
upon the application date!!!**

If you have any additional questions, please contact the Impact Fee Office at (561) 233-5025 or email [\*\*FMB-ImpactFeeOffice@pbcgov.com\*\*](mailto:FMB-ImpactFeeOffice@pbcgov.com)

**Palm Beach County, Florida**  
**Impact Fee Table - Town of Gulfstream**  
**Portion of Fee Calculated on Square Footage of Development**  
**Effective: January 1, 2026 @ 12:01 a.m.**

Description	Parks	Libraries	Public Buildings	Schools	Total
<b>Residential (per unit net sq. ft.)</b>					
800 & Under	434.59	0.00	200.45	3,365.85	<b>4,000.89</b>
801 -1,399	872.67	0.00	243.20	6,170.25	<b>7,286.12</b>
1,400 - 1,999	936.57	0.00	277.40	7,691.20	<b>8,905.17</b>
2,000 - 3,599	1,021.87	0.00	317.30	7,905.90	<b>9,245.07</b>
3,600 & Over	972.55	0.00	348.65	6,077.15	<b>7,398.35</b>
<b>Senior Adult Housing (per unit net sq. ft.)</b>					
800 & Under	434.59	0.00	200.87	0.00	<b>635.46</b>
801 -1,399	872.67	0.00	243.02	0.00	<b>1,115.69</b>
1,400 - 1,999	936.57	0.00	277.70	0.00	<b>1,214.27</b>
2,000 - 3,599	1,021.87	0.00	317.49	0.00	<b>1,339.36</b>
3,600 & Over	972.55	0.00	348.71	0.00	<b>1,321.26</b>
Hotel/Motel, per Room	324.76	0.00	81.70	0.00	<b>406.46</b>
Congregate Living Facility	324.76	0.00	81.70	0.00	<b>406.46</b>
<b>Non-Residential per 1,000 sq. ft.</b>					
<b>Office</b>	0.00	0.00	186.20	0.00	<b>186.20</b>
General Office	0.00	0.00	186.20	0.00	<b>186.20</b>
<b>Medical Buildings per 1,000 sq. ft.</b>					
Medical Office < 10,000 sq.ft.	0.00	0.00	396.15	0.00	<b>396.15</b>
Medical Office ≥ 10,000 sq.ft.	0.00	0.00	396.15	0.00	<b>396.15</b>
Hospitals	0.00	0.00	340.10	0.00	<b>340.10</b>
Nursing Home, per Bed	0.00	0.00	81.70	0.00	<b>81.70</b>
<b>Industrial Buildings per 1,000 sq. ft.</b>					
Warehouse	0.00	0.00	50.35	0.00	<b>50.35</b>
General Industrial	0.00	0.00	104.50	0.00	<b>104.50</b>
<b>Non-Residential Uses</b>					
Car Wash per Bay	0.00	0.00	826.50	0.00	<b>826.50</b>
Cemetery per Acre	0.00	0.00	98.80	0.00	<b>98.80</b>
Church/Synagogue per 1,000 sq. ft.	0.00	0.00	86.45	0.00	<b>86.45</b>
Convenience Market per 1,000 sq. ft.	0.00	0.00	1,095.35	0.00	<b>1,095.35</b>
Day Care Centers per 1,000 sq. ft.	0.00	0.00	426.55	0.00	<b>426.55</b>
Drive-In Bank per 1,000 sq. ft.	0.00	0.00	544.35	0.00	<b>544.35</b>
Elementary School (Private), per student	0.00	0.00	67.45	0.00	<b>67.45</b>
Fast Food Restaurant per 1,000 sq. ft.	0.00	0.00	860.70	0.00	<b>860.70</b>
Furniture Store per 1,000 sq. ft.	0.00	0.00	258.40	0.00	<b>258.40</b>
Gas Station with Convenience Store < 2,000 sq. ft., per Fueling Position	0.00	0.00	119.70	0.00	<b>119.70</b>
Gas Station with Convenience Store 2,000-5,499 sq. ft., per Fueling Position	0.00	0.00	119.70	0.00	<b>119.70</b>
Gas Station with Convenience Store ≥ 5,500 sq. ft., per Fueling Position	0.00	0.00	119.70	0.00	<b>119.70</b>
General Recreation per 1,000 sq. ft.	0.00	0.00	1,861.05	0.00	<b>1,861.05</b>
High School (Private), per student	0.00	0.00	74.10	0.00	<b>74.10</b>
High Turnover Sit-Down Restaurant per 1,000 sq. ft.	0.00	0.00	566.20	0.00	<b>566.20</b>
Marijuana Dispensary per 1,000 sq. ft.	0.00	0.00	2,938.35	0.00	<b>2,938.35</b>
Middle/Junior High School (Private), per student	0.00	0.00	78.85	0.00	<b>78.85</b>
Mini-Warehouse per 1,000 sq. ft.	0.00	0.00	22.80	0.00	<b>22.80</b>
Movie Theater per Screen	0.00	0.00	4,780.40	0.00	<b>4,780.40</b>
New/Used Car Sales per 1,000 sq. ft.	0.00	0.00	234.65	0.00	<b>234.65</b>
Nursery (Garden Center), per Acre	0.00	0.00	5,084.40	0.00	<b>5,084.40</b>
Oil & Lube Shop per Bay	0.00	0.00	723.90	0.00	<b>723.90</b>
Pharmacy with & without Drive Thru per 1,000 sq. ft.	0.00	0.00	469.30	0.00	<b>469.30</b>
Public Golf Course, per Hole	0.00	0.00	773.30	0.00	<b>773.30</b>
Public Park per acre	0.00	0.00	391.40	0.00	<b>391.40</b>
Quality Restaurant per 1,000 sq. ft.	0.00	0.00	519.65	0.00	<b>519.65</b>
Racquet/Tennis Club per Court	0.00	0.00	362.90	0.00	<b>362.90</b>
Tire Store, per 1,000 sq.ft.	0.00	0.00	1,104.85	0.00	<b>1,104.85</b>
Veterinary Clinic/Animal Hospital per 1,000 sq.ft.	0.00	0.00	1,083.95	0.00	<b>1,083.95</b>
<b>Retail per 1,000 sq. ft.</b>					
39,999 sq. ft. & Under	0.00	0.00	478.80	0.00	<b>478.80</b>
40,000 - 150,000 sq.ft.	0.00	0.00	466.45	0.00	<b>466.45</b>
150,001 sq. ft. & over	0.00	0.00	506.35	0.00	<b>506.35</b>

**Portion of Fee Calculated by Type of Residential Development**  
**Square footage of Non-Residential Development**

Description	Fire Rescue	Law Enf. Patrol	Total
<b>Residential Units</b>			
Single Family(Detached/Attached) per unit	0.00	0.00	<b>0.00</b>
Multifamily	0.00	0.00	<b>0.00</b>
Mobile Home	0.00	0.00	<b>0.00</b>
<b>Senior Adult Housing (per unit net sq. ft.)</b>			
Senior Adult Housing (Detached)	0.00	0.00	<b>0.00</b>
Senior Adult Housing (Attached)	0.00	0.00	<b>0.00</b>
Hotel/Motel (per room)	0.00	0.00	<b>0.00</b>
Congregate Living Facility, per Bed	0.00	0.00	<b>0.00</b>
<b>Non-Residential per 1,000 sq. ft.</b>			
<b>Office</b>	0.00	0.00	<b>0.00</b>
<b>Medical Buildings per 1,000 sq. ft.</b>			
Medical Office < 10,000 sq.ft.	0.00	0.00	<b>0.00</b>
Medical Office ≥ 10,000 sq.ft.	0.00	0.00	<b>0.00</b>
Hospital per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Nursing Home, per Bed	0.00	0.00	<b>0.00</b>
<b>Industrial Buildings per 1,000 sq. ft.</b>			
Warehouse	0.00	0.00	<b>0.00</b>
General Industrial	0.00	0.00	<b>0.00</b>
<b>Non-Residential Uses</b>			
Car Wash per Bay	0.00	0.00	<b>0.00</b>
Cemetery per Acre	0.00	0.00	<b>0.00</b>
Church/Synagogue per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Convenience Market per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Day Care Centers per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Drive-In Bank per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Elementary School (Private), per student	0.00	0.00	<b>0.00</b>
Fast Food Restaurant per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Funeral Home per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Furniture Store per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Gas Station with Convenience Store < 2,000 sq. ft., per Fueling Position	0.00	0.00	<b>0.00</b>
Gas Station with Convenience Store 2,000-5,499 sq. ft., per Fueling Position	0.00	0.00	<b>0.00</b>
Gas Station with Convenience Store ≥ 5,500 sq. ft., per Fueling Position	0.00	0.00	<b>0.00</b>
General Recreation per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
High School (Private), per student	0.00	0.00	<b>0.00</b>
High Turnover Sit-Down Restaurant per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Marijuana Dispensary per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Middle/Junior High School (Private), per student	0.00	0.00	<b>0.00</b>
Mini-Warehouse per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Movie Theater per Screen	0.00	0.00	<b>0.00</b>
New/Used Car Sales per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Nursery (Garden Center), per Acre	0.00	0.00	<b>0.00</b>
Oil & Lube Shop per Bay	0.00	0.00	<b>0.00</b>
Pharmacy with & without Drive Thru per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Public Golf Course, per Hole	0.00	0.00	<b>0.00</b>
Public Park per acre	0.00	0.00	<b>0.00</b>
Quality Restaurant per 1,000 sq. ft.	0.00	0.00	<b>0.00</b>
Racquet/Tennis Club per Court	0.00	0.00	<b>0.00</b>
Tire Store, per 1,000 sq.ft.	0.00	0.00	<b>0.00</b>
Veterinary Clinic/Animal Hospital per 1,000 sq.ft.	0.00	0.00	<b>0.00</b>
<b>Retail per 1,000 sq. ft.</b>			
39,999 sq. ft. & Under	0.00	0.00	<b>0.00</b>
40,000 - 150,000 sq.ft.	0.00	0.00	<b>0.00</b>
150,001 sq. ft. & over	0.00	0.00	<b>0.00</b>

**Palm Beach County , Florida**  
**Fair Share Contribution**  
**For Road Improvements Fee Table**  
**Effective: January 1, 2026 @ 12:01 a.m.**

<b>Descriptions</b>	<b>Road Impact Fee</b>
<b>Residential Units, (per Unit)</b>	
Single Family Detached (per unit)	\$5,597.40
Multi-Family (Low-Rise), 1-3 Levels (per unit)	\$3,787.65
Multi-Family (Mid/High-Rise), $\geq 4$ Levels (per unit)	\$2,554.55
Mobile Home Park (per unit)	\$2,075.75
Senior Adult Housing (Detached)	\$2,076.70
Senior Adult Housing (Attached)	\$1,239.75
Assisted Living Facility	\$620.35
Accessory Apartment (Mother-in-Law Quarters) (per unit)	\$1,963.65
<b>Non-Residential per 1,000 sq. ft</b>	
<b>Office</b>	
General Office	4,870.65
Medical Office < 10,000 sq.ft.	11,245.15
Medical Office $\geq 10,000$ sq.ft.	11,245.15
<b>General Commercial Retail (per 1,000 sq. ft).</b>	
39,999 sq. ft. & Under	4,048.90
40,000 - 150,000 sq.ft.	7,906.85
150,001 sq. ft. & over	8,318.20
<b>Other Land Uses</b>	
Car Wash, per Bay	6,913.15
Cemetery, per Acre	819.85
Church/Synagogue, per 1,000 sq. ft.	2,898.45
Convenience Market, per 1,000 sq. ft.	48,334.10
Day Care Center, per 1,000 sq. ft.	7,787.15
Drive - In Bank, per 1,000 sq. ft.	12,504.85
Elementary School (Private), per student	577.60
Fast Food w/Drive Thru, per 1,000 sq. ft.	43,750.35
Furniture Store, per 1,000 sq. ft.	1,372.75
Gas Station with Convenience Store < 2,000 sq. ft., per Fueling Position	7,951.50
Gas Station with Convenience Store 2,000-5,499 sq. ft., per Fueling Position	8,678.25
Gas Station with Convenience Store $\geq 5,500$ sq. ft., per Fueling Position	8,678.25
General Industrial, per 1,000 sq. ft.	2,169.80
General Recreation per 1,000 sq. ft.	14,425.75
High School (Private), per student	622.25
High Turnover Sit Down Restaurant, per 1,000 sq. ft.	24,969.80
Hospital, per 1,000 sq.ft.	5,135.70
Hotel, per Room	2,489.00
Marijuana Dispensary per 1,000 sq. ft.	14,908.35
Middle/Junior High School (Private), per student	595.65
Mini-Warehouse, per 1,000 sq. ft.	508.25
Motel, per Room	1,199.85
Movie Theater, per Screen	23,833.60
New/Used Car Sales, per 1,000 sq. ft.	9,639.65
Nursery (Garden Center), per Acre	2,420.60
Nursing Home, per Bed	737.20
Oil & Lube Shop, per Bay	6,916.95
Pharmacy with & without Drive Thru per 1,000 sq. ft.	7,332.10
Public Golf Course, per Hole	12,359.50
Public Park per acre	391.40
Quality Restaurant, per 1,000 sq. ft.	17,420.15
Racquet/Tennis Club, per Court	13,305.70
Tire Stores, per 1,000 sq.ft.	7,759.60
Veterinary Clinic/Animal Hospital, per 1,000 sq.ft.	3,408.60
Warehouse, per 1,000 sq. ft.	873.05