Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Hillsborough County's website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

Proposed Ordinance Title/Reference:
A HILLSBOROUGH COUNTY, FLORIDA IMPACT FEE INCREASE ORDINANCE WHICH APPROVES AND INCORPORATES INTO THIS IMPACT FEE INCREASE ORDINANCE AMENDMENTS TO THE HILLSBOROUGH COUNTY WATER AND WASTEWATER RATE RESOLUTION RELATING TO INCREASES TO WATER AND WASTEWATER IMPACT FEES; PROVIDING FOR SEVERABLITY; PROVIDING FOR INCLUSION IN THE HILLSBOROUGH COUNTY CODE; PROVIDING FOR FILING OF ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.

The following types of ordinances are exempt from the BIE requirement under Section 125.66(3)(c), F.S. As such, if one or more boxes are checked below, Hillsborough County believes that a BIE is not required by state law for the proposed ordinance referenced above.

Notwithstanding, Hillsborough County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Hillsborough County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation.
- ☐ The proposed ordinance relates to the issuance or refinancing of debt.
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government.
- ☐ The proposed ordinance is an emergency ordinance.
- ☐ The ordinance relates to procurement.
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243.
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the County;
  - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this 3rd day of December, 2025:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The Hillsborough County Impact Fee Increase Ordinance proposes amendments to the County's water and wastewater impact fee rates. To formally adopt increased water and wastewater impact fees in accordance with the phase-in provisions for the Northwest service area, and beyond the statutory phase-in limitations, justified by a demonstrated-need study in the South-Central service area.

This ordinance serves the public health, safety, and welfare by ensuring that Hillsborough County's water and wastewater systems have sufficient capacity to support new development. By adjusting impact fees based on demonstrated need, the County ensures that growth pays for growth—preserving service quality, protecting environmental resources, and maintaining infrastructure resilience for current and future residents.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the County, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

There are no new direct compliance costs that a business may reasonably incur due to this ordinance.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

Impact Fees are assessed based on an Equivalent Residential Connection (ERC). An ERC is a unit of potable water, reclaimed water, or wastewater capacity in the applicable County public utility system which is equivalent to the annual average number of gallons per day of service that is attributable to a detached single family residence.

In the Northwest service area the impact fee increases following the phase-in period will be: $213 for water bringing the new total to $2,076 per ERC; and $1,271 for wastewater bringing the new total to $4,222 per ERC.

In the South-Central service area the impact fee increases based on the extraordinary circumstances will be: $2,470 for water bringing the new total to $4,684 per ERC; and $ 4,935 for wastewater bringing the new total to $8,586 per ERC.

(c) An estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No new regulatory costs are associated with this ordinance. The revenues collected pursuant to this ordinance will not be used for any operating expenses including regulatory costs. The revenue collected from impact fees will cover the capital costs of new water and wastewater infrastructure projects.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

All property owners, including builders and developers, seeking to connect new water and wastewater services to the County's water and wastewater infrastructure will be impacted by this ordinance. Last year impact fees for approximately 3,000 ERCs were paid by builders and developers.

4. Additional information the governing body deems useful (if any):

Impact fee increases are being implemented in accordance with Florida Statutes 163.31801 (6) (2024)