



Pursuant to City of Orange Beach [Code of Ordinances, Chapter 42, Article VI](#), impact fees are imposed against new development for the purpose of funding or recouping the costs of governmental infrastructure necessitated by and attributable directly to new development.

PER HOUSING UNIT						
	Parks & Recreation	Fire	Police	Transportation	Library	TOTAL
Single Family	\$2,412	\$829	\$243	\$1,859	\$229	\$5,573
All Other Housing	\$1,932	\$664	\$195	\$1,306	\$183	\$4,280

PER 1,000 SQUARE FEET OF FLOOR AREA*						
	Parks & Recreation	Fire	Police	Transportation	Library	TOTAL
Com/Shop Ctr 10,000 SF or less	N/A	\$4,263	\$1,616	\$6,876	N/A	\$12,755
Com/Shop Ctr 10,001 – 25,000 SF	N/A	\$3,609	\$1,368	\$5,822	N/A	\$10,798
Com/Shop Ctr 25,001 – 50,000 SF	N/A	\$3,135	\$1,188	\$5,057	N/A	\$9,380
Com/Shop Ctr 50,001 – 100,000 SF	N/A	\$2,618	\$992	\$4,223	N/A	\$7,834
Com/Shop Ctr 100,001 – 200,000 SF	N/A	\$2,241	\$849	\$3,615	N/A	\$6,705
Com/Shop Ctr 200,001 – 400,000 SF	N/A	\$1,904	\$722	\$3,072	N/A	\$5,699
Office/Inst 10,000 SF or less	N/A	\$1,324	\$502	\$2,349	N/A	\$4,174
Office/Inst 10,001 – 25,000 SF	N/A	\$1,072	\$406	\$1,902	N/A	\$3,380
Office/Inst 25,001 – 50,000 SF	N/A	\$914	\$346	\$1,622	N/A	\$2,883
Office/Inst 50,001 – 100,000 SF	N/A	\$779	\$295	\$1,383	N/A	\$2,457
Office/Inst 100,001 - 200,000 SF	N/A	\$664	\$252	\$1,179	N/A	\$2,095
Light Industrial	N/A	\$407	\$154	\$723	N/A	\$1,284
Warehousing	N/A	\$290	\$110	\$514	N/A	\$914

*The nonresidential development categories in the impact fee schedule apply to a majority of the new construction anticipated within the City of Orange Beach. Nonresidential development categories are based on land use classifications from the book [Trip Generation](#) (Institute of Transportation Engineers, 2003). For unique developments, the City may allow, or require, documentation of reasonable demand indicators to facilitate an impact fee determination, consistent with the methodologies and cost factors documented in the impact fee report.

PER ROOM						
	Parks & Recreation	Fire	Police	Transportation	Library	TOTAL
Motel	\$2,106	\$329	\$125	\$584	\$200	\$3,342

ADDITIONAL INFORMATION:

- Impact fees shall not exceed 1% of the fair market value of each service unit.
- Impact fees shall be collected prior to the issuance of a Building Permit.
- Impact fee amounts due in excess of \$10,000.00 may be deferred to a future date upon submission of a [Deferral Request Form](#).
- In no event shall a certificate of occupancy be issued until all impact fees are paid in full.
- Impact fees are not refundable.
- The above Schedule of Impact Fee chart is in effect per [City Resolution No. 2669](#).

[Orange Beach Impact Fee Study of August 16, 2016](#)

[Alabama Legislative Act # 2006-300](#)

[Alabama Legislative Act # 2008-486](#)