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Insights

City of Apopka Advances Proposal to Increase Municipal Impact Fees

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Impact fee increases are on the horizon for development in the City of Apopka. On Wednesday, November 19, 2025, the City of Apopka presented, for the second time, a proposal to increase municipal impact fees during an "Extraordinary Circumstances Workshop." The City also introduced the first reading of Ordinance No. 3145 and Ordinance No. 3146, which address the new Police and Fire, and Parks & Recreation impact fees, respectively. The second reading is scheduled for the City Council meeting on December 17, 2025. After the second reading, the ordinances will be voted on and, if approved, adopted.

These increased fees have potentially significant financial impacts to new development. For example, the new police impact fee for single-family homes will rise from $747 to $1,116, the fire impact fee will rise from $708 to $1,104 and the Parks and Recreation impact fee will rise from $1,060 to $1,358. Additionally, new police impact fee for multifamily units will increase from $747 to $892, the fire impact fee will rise from $708 to $883, and the Parks and Recreation impact fee will rise from $1,060 to $1,086.

Below are charts prepared by the City's consultant comparing the new impact fees to other municipalities:

There is no official effective date yet because the discussed Ordinances have not been approved; however, the agenda materials indicate that the proposed effective date is December 17, 2025, the date of the second reading. Under that timeline, the new impact fees would begin being collected 90 days after the effective date, which is approximately March 17, 2026. Building permit applications would need to be properly filed before March 16, 2026 to be vested under the current Apopka impact fee rates.

If you have projects impacted by these impact fee increases, or any land use matters you want to discuss with our team, please contact Tara Tedrow at Tara.Tedrow@Lowndes-law.com.

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