

Government fees to build in Osceola County, Florida

Single-family detached · 2,000 sq ft heated · unincorporated county · Toho Water Authority

TOTAL GOVERNMENT FEES

\$49,825

Ranges \$47,479 to \$57,025 depending on district and lot conditions. This figure is a floor — see exclusions on the final page.

Impact and mobility fees

FEE	AMOUNT
Mobility Fee — Single-Family, countywide Effective Jun 20, 2025 · p.1 Rose 117% from \$9,999 under ordinance passed 9/9/2024	\$21,710.14
School Impact Fee — Single-Family Effective Jun 20, 2025 · p.1	\$12,923.00
Park Impact Fee — Single-Family Effective Jun 20, 2025 · p.1	\$2,304.72
Fire Impact Fee — Single-Family Effective Jun 20, 2025 · p.1	\$780.00
Administrative fees Effective Jun 20, 2025 · rate table header	\$60.00
Subtotal	\$37,778

Water and sewer — Toho Water Authority

FEE	AMOUNT
Water System Development Charge, 3/4" meter Effective May 5, 2025 · p.1 Toho Water Authority. Rises to \$7,336 Jan 2027 and \$8,022 Jan 2028.	\$6,650.00
Wastewater System Development Charge, 3/4" meter Effective May 5, 2025 · p.1 Toho Water Authority. Flat through 2028.	\$3,293.00
3/4" potable meter with dual check Effective current	\$500.00
Account initiation fee Effective current	\$30.00

Subtotal	\$10,473
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Building permits, surcharges and other

FEE	AMOUNT
Residential Building Permit — electronic submittal Effective Oct 1, 2025 · p.3, Res. 25-036R Paper submittal is \$580. Includes all electrical, mechanical, plumbing, gas and roofing work.	\$540.00
Residential Building Permit Review Effective Oct 1, 2025 · p.10	\$100.00
Residential Plan Review Fee Effective Oct 1, 2025 · p.3	\$60.00
Archival Fee (3%) Effective Oct 1, 2025 · p.1	\$16.20
Technology Fee (3%) Effective Oct 1, 2025 · p.1	\$16.20
State of Florida Permit Surcharge (2.5%) Effective current F.S. 468.631 at 1.5% (\$9.00) plus F.S. 553.721 at 1.0% (\$6.00)	\$15.00
Fire Rescue Assessment, prorated at CO Effective Oct 1, 2025 · Res. 25-096R July CO pays 14 months. Full-year rate is \$312.01.	\$364.01
Solid Waste Assessment, prorated at CO Effective Oct 1, 2025 · Res. 25-096R Varies \$177.24–\$827.12 by month of CO.	\$463.11
Subtotal	\$1,575

Verify the utility provider for this parcel

Toho is a separate independent special district created under Ch. 2003-368, Laws of Florida — not the county. Its charges appear on no county fee page.

Mobility fee district

Four zones; only the mobility fee varies. School, park and fire are flat countywide.

DISTRICT	FEE
Countywide (default)	\$21,710
Alligator Chain of Lakes CMP	\$21,347
East of Lake Toho CMP	\$20,654
South Lake Toho CMP	\$20,014

What could not be verified

These are reported as gaps, never estimated. The total above is therefore a floor rather than a ceiling.

- Base for the 3% Archival and Technology fees — applied to permit fee alone (\$540) per Appendix A; county web page wording could support permit + plan review (\$600), a \$3.60 difference
- The \$60 impact-fee administrative charge has no published per-component breakdown
- A '\$30 Fire Marshal Fee if applicable' appears on the county web page but not in Appendix A — treated as not applicable
- Toho service area cannot be confirmed at parcel level; the service-area page is an interactive map with no downloadable boundary data
- Some unincorporated parcels sit in Community Development Districts with additional connection charges on top of Toho

Why this number is easy to get wrong

Documented failure modes found while compiling this jurisdiction. Each one produces a confidently wrong figure.

- The county's Building Permit Fees web page still publishes a superseded square-footage-tiered schedule. Resolution 25-036R replaced it with a flat fee on 10/1/2025. Both happen to total \$600 at 2,000 sq ft, which masks the error at this size but produces wrong answers at every other size.
- Toho's 60-page SDC resolution is an image-only PDF — text extraction returns zero characters.
- Toho's per-bedroom level-of-service table looks like it should apply to a 4-bedroom house. It is multi-family only.

Method and sources

Every figure in this report was transcribed from an official Osceola County or Florida Statutes document and carries its effective date and a direct link. No third-party legal-code mirrors were used at any point — in testing, one returned impact fees off by 2.4 times while appearing entirely authoritative. This jurisdiction was compiled from **11 source documents** yielding **17 verified fee line items**.

Distinct sources cited in this report (7):

<https://tohowater.com/account-fees>
https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0400-0499/0468/Sections/0468.631.html
https://www.osceola.org/files/assets/county/v/1/doing-business/building-amp-permits/documents/impact-and-mobility-fees-office/2025-10-01_fy2026-prorate-d-assessments.pdf
https://www.osceola.org/files/assets/county/v/1/doing-business/building-amp-permits/documents/impact-and-mobility-fees-office/2025-10-01_residential-rates-2025-effective-2025.06.20-fy26.pdf
<https://www.osceola.org/files/assets/county/v/1/government/policies/fees/fy25-fee-schedule/appendix-a-building-permit-and-related-fees-10-01-2025-ada.pdf>
<https://www.tohowater.com/development-fees>
<https://www.tohowater.com/sites/default/files/2025-01/Appendix%20A%20-%20Flow%20Rates%20and%20Fees.pdf>

How to use this. Built for screening and pro-forma work. Fee schedules change frequently — three separate fee families changed within 60 days in one county in this dataset — so confirm with the jurisdiction before relying on these figures in a binding commitment. Compiled July 30, 2026. Next scheduled re-verification Oct 30, 2026.