Construction Services Division
2555 E Hanna Ave Tampa, FL 33610
Phone: (813) 274-3100
Fax: (813) 259-1712
http://www.tampa.gov/permit

Sidewalk In-Lieu Fee Instructions

July 2026

As specified in Section 22-103 of the City of Tampa Municipal Code, sidewalk construction or restoration is required whenever a permit is issued for the construction of the following:

1. ***Residential structures/uses generally****:* (a) a new single-family or multi-family residential structure or use; or (b) any major renovation as defined in Section 27-43 of any existing single-family or multi-family residential structure.
2. ***Commercial/industrial/office/mixed use and all other nonresidential structure/uses:*** (a) the construction of a new commercial,industrial, or office structure; or (b) any expansion of an existing structure or use which results in the expansion of that structure or use in excess of twenty-five (25) percent of the existing square footage of structure area on a parcel.
3. ***All uses:*** all uses undergoing: (a) a site plan controlled zoning approval; (b) S-2 special use approval; or (c) any change in an existing use requiring twenty-five (25) percent additional parking.

The City of Tampa Municipal Code can be found at https://library.municode.com/fl/tampa/codes/code_of_ordinances. Sidewalks must be designed and constructed in accordance with the most current version of the Florida Department of Transportation's (FDOT) Greenbook at https://www.fdot.gov/roadway/floridagreenbook/fgb.shtm.

Applicants must contribute funds to the City of Tampa Sidewalk In-Lieu Fee Trust Fund if the construction of the sidewalk is determined to be "required" but "not practical" by the Transportation Manager or their designee. The following factors will be considered in determining the necessity or practicality of a sidewalk. Please indicate on the application checklist if the following conditions are present:

1. Whether a sidewalk cannot be constructed without removing a grand tree. Note that sidewalks must be outside a minimum distance of twenty (20) feet of a grand tree. For more information regarding tree removal or sidewalk construction adjacent to grand or protected trees, please visit the Construction Services Natural Resources website at https://www.tampa.gov/construction-services/tree-information or contact 813.274.3100, Option 1 for assistance.

   OR

2. Whether a stormwater drainage ditch or similar public utility facility prevents the construction of a sidewalk, and neither the facility nor the proposed sidewalk can reasonably be relocated or altered to accommodate both the facility and the sidewalk. For inquiries pertaining to sidewalks adjacent to stormwater facilities, contact the Stormwater Engineering Division at 813.274.3101 or visit https://www.tampa.gov/tss-stormwater.

   OR

3. Whether or not other unique or peculiar circumstances exist on a given parcel or development, which would prevent the construction of a sidewalk.

   OR

4. Whether the property is located within a defined residential neighborhood where (a) the property is zoned residential; (b) there are no schools or churches within the neighborhood; (c) there are no existing sidewalks; and (d) construction of a sidewalk would negatively impact the character and quality of a defined residential neighborhood where no sidewalks currently exist.

The contribution to the sidewalk trust fund shall not be required if the permit is issued for single-family affordable housing unit. An affordable housing unit shall be defined by Section 420.907, Florida Statutes, as it may be amended. Please indicate on the application checklist if you were issued a permit for affordable housing.

If you have concerns, questions, or complaints about the In-Lieu Fee Program and Instructions please call the Construction Services at 813-274-3100 Option 1.

Your cooperation is greatly appreciated!

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Sidewalk In-Lieu Fee Application

Please complete all items in this section and sign below.

Date of Request _____ **Project Address** _____

Applicant Name _____

Business Name _____

Address _____

City _____ **State** _____ **Zip** _____

Telephone _____ **Cell Phone** _____

Section 22-103 of the City of Tampa Code: A sidewalk is deemed to be "not practical" when one or more of the following conditions are present. Please check all that apply:

☐ 1) Whether a sidewalk cannot be constructed without removing a grand tree. Note that sidewalks must be outside a minimum distance of twenty (20) feet of a grand tree.

☐ 2) Whether a stormwater drainage ditch or similar public utility facility prevents the construction of a sidewalk, and neither the facility nor the proposed sidewalk can reasonably be relocated or altered to accommodate both the facility and the sidewalk.

☐ 3) Whether or not unique or peculiar circumstances exist on a given parcel or development, which would prevent the construction of a sidewalk.

☐ 4) Whether the property is located within a defined residential neighborhood where (a) the property is zoned residential; (b) there are no schools or churches within the neighborhood; (c) there are no existing sidewalks; and (d) construction of a sidewalk would negatively impact the character and quality of a defined residential neighborhood where no sidewalks currently exist.

Per Section 22-103 (g)1, a sidewalk trust fund contribution shall not be required for a single-family affordable housing unit. Please confirm below:

☐ This permit is issued for a single-family affordable housing unit. An affordable housing unit shall be defined by Section 420.907, Florida Statutes, as it may be amended.

I have read and understand Sections 22-103 and 22-104 of the City of Tampa Municipal Code. Please designate one below:

☐ I am requesting participation in the Sidewalk In-Lieu Fee program. I agree sidewalk construction is not practical or not required, and a sidewalk in- lieu fee equal to **$220.00** per linear foot of street frontage where sidewalk installation would otherwise be required shall be paid by me into the City of Tampa Trust Fund.

☐ I am requesting an exemption from participating in the Sidewalk In-Lieu Fee program. I agree sidewalk construction is not practical and qualify for the affordable housing exemption described in Section 22-103(g). If it is determined that I do not qualify for the exemption, a sidewalk in-lieu fee equal to **$220.00** per linear street frontage where sidewalk installation would otherwise be required shall be paid by me into the City of Tampa Trust Fund.

Signature of Applicant _____

FOR OFFICE USE ONLY

Address _____

Length (LF) _____ **Approved Y/N** _____ **Fee Assessed** _____ **Reason for Approval** _____

Representative _____ **Date** _____