

# Construction Services News

## School Concurrency Requirements

In 2005, the Florida legislature passed legislation that requires adequate school facilities to be in place within three (3) years of new home construction. This concept is called "concurrency" and has been active in Hillsborough County since 1990 for roads, parks, sewer, water, storm water, and solid waste facilities. Schools will now become part of that program.



The state of Florida has mandated that Hillsborough County and its cities adopt a school concurrency program no later than July 1, 2008. As of June 5, 2008, all four local Hillsborough County governments have adopted the components to establish a school concurrency program. The effective date of these programs will vary according to the review timeframes and challenge periods established by state law. The City of Tampa's program will become effective on September 1, 2008.

There are two thresholds for these requirements that will trigger the concurrency requirements:

- New Residential Construction Projects containing six (6) or more single-family detached units
- New Residential Construction Projects containing eight (8) or more attached multi-family units

School concurrency is usually determined when the project reaches a preliminary site plan review or during the development review process. In the case of rezoning and/or Comprehensive Plan Amendment applications, information related to existing and future school capacity will be provided by the School District. This information will consist of only comments and does not constitute a finding of adequate school capacity or concurrency.

During plan review, the Construction Services Division will participate in the concurrency determination process on all multi-family projects exceeding the threshold. The single family detached units will be reviewed as part of the subdivision review process performed by Land Development Coordination.

For more information regarding this issue, please visit us on the web at [www.tampagov.net/permits](http://www.tampagov.net/permits) or call us at (813) 274-3100.

---

For further information, please visit us on the web at [www.tampagov.net/permits](http://www.tampagov.net/permits).



City of Tampa Construction Services Division | (813) 274-3100 • Fax (813) 259-1712  
1400 North Boulevard • Tampa, Florida 33607 | [www.tampagov.net/permits](http://www.tampagov.net/permits)