# NOTICE OF PROPOSED CHANGES TO UNIVERSITY FEES

**April 16, 2025**

Pursuant to Board of Governors Regulation 7.001(4), the University of North Florida is providing notice of proposed changes to current University housing rental rates. The proposed changes will be presented to the UNF Board of Trustees at its virtual meeting on Friday, May 16, 2025, at 10:00 a.m. via <https://unf.zoom.us/j/81410587710>.

UNF will be seeking approval of the following, effective for Fall 2025:

* Update to University fees associated with housing rental rates.
* Approval for an additional 5.75% increase for housing rental rates for Fall 2025, Spring 2026, and Summer 2026.

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| --- |
| In February 2023, the BOT approved housing rental rate increases for Fall 2023 through Spring 2026. At that time, the rate increases reflected an increase from Fall 2024/Spring 2025 of 4.25%. This was in an attempt to keep the increases as low as possible despite inflationary realities. Based on these realities and further escalating operating costs in more recent years, along with the addition of new debt associated with the Honors resident hall opening Fall 2025, Housing and Residence Life is requesting an additional increase for Fall 2025, Spring 2026 and Summer 2026 of 5.75%.  The fees collected will fund current and projected increases in expenses and support our strategic path. Fees collected will go directly to offset the costs that continued to rise from 2015 to 2023 while we did not increase rates at all. To that end, from 2015 to 2025 CPI increased 34% while our rates only increased a total of 8.5%. These increases are also necessitated to pay our debt service and stay in compliance with bond restrictions. Finally, this will allow the University to perform many necessary renovations and maintenance.  While these increases are significant in one year, they are long overdue. UNF will still have one of the most affordable offerings in the State University System and well below comparable rental rates in the surrounding areas.  Florida Statutes Ch.1009.24 provides the UNF Board of Trustees the authority to approve University such fees. For questions regarding the notice of proposed changes, please email Stephanie Howell, paralegal, Office of the General Counsel at [showell@unf.edu](mailto:showell@unf.edu).  To view the full proposal, [visit the Board of Trustees website](https://www.unf.edu/trustees/regulations/index.html). |

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In February 2023 the UNF Board of Trustees approved UNF rental rates increases for Fall 2023 through Spring 2026. Those rent increases were the first increases since 2015. At that time the rate increases associated with Fall 2025/Spring 2026 reflected an increase from Fall 2024/Spring 2025 of 4.25%. This was an attempt to keep the increases as low as possible despite the inflationary realities. Since 2015 the CPI increase has been 34% while our overall rental increases have been only 8.5% to date. Based on these realities and further escalating operating costs in recent years, along with the addition of new debt associated with the Honors residence hall (opening Fall 2025), Housing and Residence Life is requesting an additional increase for the Fall 2025, Spring 2026 and Summer 2026 of 5.75%. These increases will also allow us to take one facility off-line for the year to perform some much-needed renovations and maintenance.

**Academic Year Housing Contract (Fall 2025 & Spring 2026)**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Community** | **Bed Type** | **Approved rate/semester** | **Proposed rate/semester** | **% Increase** |
| Osprey Hall | Double Space | $2,550 | $2,697 | 5.75% |
| Osprey Hall | Private Space | $3,909 | $4,134 | 5.75% |
| Osprey Hall | Triple Space\* | $1,996 | $2,111 | 5.75% |
| Osprey Landing | Double Space | $3,285 | $3,474 | 5.75% |
| Osprey Landing | Private Space | $5,608 | $5,930 | 5.75% |
| Osprey Landing | Triple Space\* | $2,873 | $3,038 | 5.75% |
| Osprey Cove | Double Space | $3,285 | $3,474 | 5.75% |
| Osprey Cove | Private Space | $5,608 | $5,930 | 5.75% |
| Osprey Cove | Triple Space\* | $2,832 | $2,995 | 5.75% |
| Osprey Crossings | Triple Space\* | $2,832 | $2,995 | 5.75% |
| Osprey Crossings | Double Space | $3,570 | $3,775 | 5.75% |
| Osprey Crossings | Private Space | $6,005 | $6,350 | 5.75% |
| Osprey Village | One-Bedroom Double | $3,738 | $3,953 | 5.75% |
| Osprey Village | Two-Bedroom Double | $2,758 | $2,917 | 5.75% |
| Osprey Fountains | Private bedroom - 4 Bed Suite | $3,738 | $3,953 | 5.75% |
| Osprey Fountains | Private bedroom - 6 Bed Suite | $3,496 | $3,697 | 5.75% |
| Osprey Fountains | Double bedroom - 6 Bed Suite | $3,206 | $3,390 | 5.75% |
| Osprey Fountains | Private bedroom - 5 Bed Suite\* | $4,045 | $4,278 | 5.75% |
| Osprey Fountains | Private bedroom - 1 Bed Suite | $5,666 | $5,992 | 5.75% |

**PROPOSED RATES**

**All rates are per student per semester and include utilities**

**\*Bed type only used in special situations**

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**NEW Honors Residence Hall**

**Academic Year Housing Contract (Fall 2025 & Spring 2026)**

**PROPOSED RATES**

**All rates are per student per semester and include utilities**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Community** | **Bed Type** | **Approved rate/semester** | **Proposed rate/semester** | **% Increase** |
| New Honors Res. Hall | 1 Bedroom Double - 1 bath (2 students/room) | NA | $4,390 | NA |
| New Honors Res. Hall | 2 Bedroom Double - 1 shared bath (2 students/room) | NA | $4,240 | NA |
| New Honors Res. Hall | 2 Bedroom Private - 1 shared bath (1 student/room) | NA | $4,565 | NA |
| New Honors Res. Hall | 4 Bedroom Suite - 1 shared bath (1 student/bedroom) | NA | $4,415 | NA |
| New Honors Res. Hall | 2 Bedroom Double - 1 shared bath (2 students/room)\*- special private | NA | $6,360 | NA |
| New Honors Res. Hall | 1 Bedroom Double - 1 bath (2 students/room)\* - special private | NA | $6,585 | NA |

**\*Bed type only used in special situations**

Opening in Fall 2025 the new Honors residence hall will be located on Osprey Ridge Road along with Osprey Fountains and will be the perfect home for the Hicks Honors College community. This modern, four-story building spans over 165,000 square feet, offers comfortable housing for 520 students and has been specifically designed for both first-year and upper-class Honors students.

Take a look at floor plans and space renderings of what can be expected when this new facility opens in August 2025 by visiting [**https://www.unf.edu/housing/halls/honors-residence-hall/index.html**](https://www.unf.edu/housing/halls/honors-residence-hall/index.html)

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The standard housing contract for The Flats at UNF apartment community is a longer-term agreement and includes fall, spring and summer housing (11.5 months). Similarly to the Academic Year Housing Contract, HRL is proposing an additional increase of 5.75% for all bed types at The Flats at UNF for Fall 2025, Spring 2026 and Summer 2026.

For all bed types at The Flats at UNF, each resident has a private bedroom and bathroom but shares a common kitchen, living room and laundry room with their roommate(s).

The Flats at UNF rent is assessed to each resident in 12 equal installments. The total contract cost of each bed type is the installment rate x 12 .

**The Flats at UNF (Fall 2025, Spring 2026 & Summer 2026)**

**PROPOSED RATES**

**All rates are per student per month and include utilities**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Community** | **Bed Type** | **Approved rate/installment** | **Proposed rate/installment** | **% Increase** |
| The Flats at UNF | Two Bedroom Unfurnished | $792 | $838 | 5.75% |
| The Flats at UNF | Two Bedroom Furnished | $854 | $903 | 5.75% |
| The Flats at UNF | Two Bedroom Unfurnished Lake | $803 | $849 | 5.75% |
| The Flats at UNF | Two Bedroom Furnished Lake | $865 | $915 | 5.75% |
| The Flats at UNF | Three Bedroom Unfurnished | $736 | $778 | 5.75% |
| The Flats at UNF | Three Bedroom Furnished | $798 | $844 | 5.75% |
| The Flats at UNF | Three Bedroom Unfurnished Lake | $746 | $789 | 5.75% |
| The Flats at UNF | Three Bedroom Furnished Lake | $809 | $856 | 5.75% |

**SUS INSTITUTION RENTAL RATE RANGES as of 3/2025**

|  |  |  |
| --- | --- | --- |
| **INSTITUTION** | **Low end/semester** | **High end/semester** |
| **UCF** | $2,470 | $4,740 |
| **FGCU** | $2,657 | $3,746 |
| **UNF** | $2,697 | $5,992 |
| **FIU** | $2,969 | $5,088 |
| **NCF** | $3,000 | $5,250 |
| **UF** | $3,136 | $5,589 |
| **FAMU** | $3,170 | $4,587 |
| **USF** | $3,176 | $6,598 |
| **UWF** | $3,183 | $4,241 |
| **FSU** | $3,285 | $4,815 |
| **FAU** | $3,384 | $6,078 |
| **FPU** | $3,949 | $5,975 |

**SUS HOUSING RENTAL RATE ESCALATION INFORMATION as of 3/2025**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **INSTITUTION** | **FALL 2025** | **FALL 2026** | **FALL 2027** | **Fall 2028** |
| FAMU | 4.5% | 4.5% | 4.5% | TBD |
| FAU | 5.0% | 5.0% | 5.0% | TBD |
| FGCU | 5.0% | 5.0% | 5.0% | TBD |
| FIU | 6.0% | 6.0% | 6.0% | 3.0% |
| FPU | 4.5% | 3.0% | 3.0% | TBD |
| FSU | 4.5% | 4.5% | 4.5% | TBD |
| UCF | 4.0% | 4.0% | 4.0% | TBD |
| UF | 6.5% | 6.5% | 6.5% | 6.5% |
| USF | 4.5% | 4.5% | 4.5% | TBD |
| UWF | 4% | 4% | 4% | TBD |
| NCF | No data | No data | No data | No data |

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**LOCAL OFF-CAMPUS HOUSING MARKET INFORMATION as of 3/2025**

Of the off-campus market, Frassati Newman Hall may be the most closely comparable in certain areas. Frassati Newman Hall, which is affiliated with the Catholic Diocese of St. Augustine, caters to UNF and FSCJ students, offers individual and short-term leases as well as includes some utilities in the cost of rent. The Mirage on Kernan may also be partially comparable as they at times offer short-term leases as well as include some utilities in the cost of rent.

**FACILITY Low end/month**\* **High end/month**\* **Notes**

**Rosemont St. Johns** $1,349 $2,088 Borders campus

**Drift at Town Center East** $1,471 $2,454 Borders campus

**Ravella at Town Center** $1,427 $4,587 1.5 miles from UNF

**Frassati Newman Hall** $899 $1,350 2.2 miles from UNF

**The Jaxon** $1,573 $2,699 2.2 miles from UNF

**The Uptown at St. Johns** $1,661 $2,6492.3 miles from UNF

**Mirage on Kernan** $686 $1,272 2.7 miles from UNF

**North Beach on Kernan** $1,371 $2,586 3.9 miles from UNF

\* Normal semester would be equivalent to 5 months from a rental perspective.

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The Summer Housing Contract can be for Summer A (typically 42 nights) or Summer B (typically 42 nights) individually or can be combined. Similarly to the Academic Year Housing Contract, HRL is proposing an additional increase of 5.75% for all bed types for summer 2026:

**Summer Term Housing Contract (Summer 2026) - Summer A or Summer B**

**PROPOSED RATES**

**OSPREY LANDING/OSPREY COVE/OSPREY CROSSINGS**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Bed Type** | **Approved rate/semester** | **Proposed rate/semester** | **% increase** | **Nightly Rate** |
| Double Space | $1,370 | $1,449 | 5.75% | $34.49 |
| Private Space | $2,282 | $2,413 | 5.75% | $57.46 |
| Triple Space\* | $1,232 | $1,303 | 5.75% | $31.02 |

**\*Bed type only used in special situations**

**OSPREY FOUNTAINS**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Bed Type** | **approved rate/semester** | **Proposed rate/semester** | **% increase** | **Nightly Rate** |
| Private bedroom - 4 Bed Suite | $1,552 | $1,641 | 5.75% | $39.08 |
| Private bedroom - 6 Bed Suite | $1,506 | $1,593 | 5.75% | $37.92 |
| Double bedroom - 6 Bed Suite | $1,370 | $1,449 | 5.75% | $34.49 |
| Private bedroom - 1 Bed Suite | $2,420 | $2,559 | 5.75% | $60.93 |

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HRL offers student Intersession Housing when classes are not in session to assist residents transitioning from the end of one housing contract to the beginning of another housing contract. Typically, Intersession Housing is offered between Spring and Summer terms and between Summer and Fall terms.

Additionally, during the summer months, HRL has the ability to offer UNF entities, as well as non-UNF entities, group/conference housing as well as individual guest/intern housing.

Outlined below are the proposed nightly rental rates for Summer 2026:

**Intersession Housing for UNF Students**

**Bed Type Approved 2025 rate/night Proposed 2026 rate/night**

Varies$36.00 $37.00 (2.78% increase)

**Individual Guest/Intern Housing for Non-UNF Students**

**Bed Type Approved 2025 rate/night Proposed 2026 rate/night**

Private BR$44.00 $45.00 (2.2% increase)

**Group Camp/Conference Rates**

**Bed Type Approved 2025 rate/night Proposed 2026 rate/night**

Double BR $38.00 $39.00 (2.63% increase)

Private BR $58.00$59.00 (1.72% increase)