

Marion County

Calculated Transportation Impact Fee Rates

Calculated Transportation Impact Fee Rates				70%	80%	90%	100%
ITE	Land Use	Unit	Transportation Impact Fee	Oct. 1, 2025	Oct. 1, 2026	Oct. 1, 2027	Oct. 1, 2028
RESIDENTIAL:							
210	Single Family (Detached) - 1,500 sf or less	du	\$4,388	\$3,072	\$3,510	\$3,949	\$4,388
	Single Family (Detached) - 1,501 to 2,499 sf	du	\$5,318	\$3,723	\$4,254	\$4,786	\$5,318
	Single Family (Detached) - 2,500 sf and greater	du	\$5,855	\$4,099	\$4,684	\$5,270	\$5,855
215	Single Family (Attached)	du	\$4,606	\$3,224	\$3,685	\$4,145	\$4,606
220	Multi-Family Housing (Low-Rise, 1-3 floors)	du	\$3,590	\$2,513	\$2,872	\$3,231	\$3,590
221/222	Multi-Family Housing (Mid/High-Rise, 4+ floors)	du	\$2,412	\$1,688	\$1,930	\$2,171	\$2,412
240	Mobile Home Park	du	\$1,945	\$1,362	\$1,556	\$1,751	\$1,945
251	Senior Adult Housing - Detached	du	\$1,962	\$1,373	\$1,570	\$1,766	\$1,962
252	Senior Adult Housing - Attached	du	\$1,319	\$923	\$1,055	\$1,187	\$1,319
TRANSIENT, ASSISTED, GROUP:							
253	Congregate/Assisted Care Facility	du	\$520	\$364	\$416	\$468	\$520
310	Hotel	room	\$2,364	\$1,655	\$1,891	\$2,128	\$2,364
320	Motel	room	\$1,136	\$795	\$909	\$1,022	\$1,136
620	Nursing Home	bed	\$611	\$428	\$489	\$550	\$611
RECREATION:							
411	Public Park	acre	\$343	\$240	\$274	\$309	\$343
416	RV Park/Campground	site	\$680	\$476	\$544	\$612	\$680
420	Marina	berth	\$1,339	\$937	\$1,071	\$1,205	\$1,339
430	Golf Course	hole	\$16,971	\$11,880	\$13,577	\$15,274	\$16,971
445	Movie Theater	screen	\$19,609	\$13,726	\$15,687	\$17,648	\$19,609
492	Racquet Club/Health Spa	1,000 sf	\$15,512	\$10,858	\$12,410	\$13,961	\$15,512
495	Recreational Community Center	1,000 sf	\$12,405	\$8,684	\$9,924	\$11,165	\$12,405
INSTITUTIONS:							
520	Elementary School (Private)	student	\$678	\$475	\$542	\$610	\$678
522	Middle School (Private)	student	\$637	\$446	\$510	\$573	\$637
525	High School (Private)	student	\$657	\$460	\$526	\$591	\$657
540	University/Junior College (7,500 or fewer students)	student	\$1,125	\$788	\$900	\$1,013	\$1,125
550	University/Junior College (more than 7,500 students)	student	\$835	\$585	\$668	\$752	\$835
560	Church	1,000 sf	\$2,462	\$1,723	\$1,970	\$2,216	\$2,462
565	Day Care Center	1,000 sf	\$6,365	\$4,456	\$5,092	\$5,729	\$6,365
590	Library	1,000 sf	\$21,904	\$15,333	\$17,523	\$19,714	\$21,904
MEDICAL:							
610	Hospital	1,000 sf	\$5,213	\$3,649	\$4,170	\$4,692	\$5,213
640	Animal Hospital/Veterinary Clinic	1,000 sf	\$2,773	\$1,941	\$2,218	\$2,496	\$2,773
OFFICE:							
710	Office	1,000 sf	\$4,766	\$3,336	\$3,813	\$4,289	\$4,766
720	Medical Office/Clinic	1,000 sf	\$10,961	\$7,673	\$8,769	\$9,865	\$10,961
770	Business Park	1,000 sf	\$5,638	\$3,947	\$4,510	\$5,074	\$5,638
RETAIL:							
822	Retail 6,000 sfgla or less	1,000 sfgla	\$1,866	\$1,306	\$1,493	\$1,679	\$1,866
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	\$3,182	\$2,227	\$2,546	\$2,864	\$3,182
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	\$6,435	\$4,505	\$5,148	\$5,792	\$6,435
820	Retail greater than 150,000 sfgla	1,000 sfgla	\$6,944	\$4,861	\$5,555	\$6,250	\$6,944
840/841	New/Used Auto Sales	1,000 sf	\$8,247	\$5,773	\$6,598	\$7,422	\$8,247
850	Supermarket	1,000 sf	\$9,530	\$6,671	\$7,624	\$8,577	\$9,530
862	Home Improvement Superstore	1,000 sf	\$4,030	\$2,821	\$3,224	\$3,627	\$4,030
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$5,992	\$4,194	\$4,794	\$5,393	\$5,992
890	Furniture Store	1,000 sf	\$1,939	\$1,357	\$1,551	\$1,745	\$1,939
SERVICES:							
911	Bank/Savings Walk-In	1,000 sf	\$5,792	\$4,054	\$4,634	\$5,213	\$5,792
912	Bank/Savings Drive-In	1,000 sf	\$10,370	\$7,259	\$8,296	\$9,333	\$10,370
931	Restaurant	1,000 sf	\$18,790	\$13,153	\$15,032	\$16,911	\$18,790
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$49,319	\$34,523	\$39,455	\$44,387	\$49,319
n/a	Small Local Restaurant	1,000 sf	\$8,855	\$6,199	\$7,084	\$7,970	\$8,855
941	Quick Lube	service bay	\$9,497	\$6,648	\$7,598	\$8,547	\$9,497
942	Automobile Care Center	1,000 sf	\$6,694	\$4,686	\$5,355	\$6,025	\$6,694
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$6,480	\$4,536	\$5,184	\$5,832	\$6,480
945	Gas Station w/Convenience Store 2,000 to 5,499 sq	fuel pos.	\$9,947	\$6,963	\$7,958	\$8,952	\$9,947
	Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	\$13,012	\$9,108	\$10,410	\$11,711	\$13,012
947	Self-Service Car Wash	service bay	\$5,691	\$3,984	\$4,553	\$5,122	\$5,691
948	Automated Car Wash	car tunnel	*	*	*	*	*
INDUSTRIAL:							
110	General Light Industrial	1,000 sf	\$2,145	\$1,502	\$1,716	\$1,931	\$2,145
140	Manufacturing	1,000 sf	\$2,083	\$1,458	\$1,666	\$1,875	\$2,083
150	Warehousing	1,000 sf	\$755	\$529	\$604	\$680	\$755
151	Mini-Warehouse	1,000 sf	\$425	\$298	\$340	\$383	\$425
154	High-Cube Transload and Short-Term Warehouse	1,000 sf	\$621	\$435	\$497	\$559	\$621
n/a	Mine/Commercial Excavation	1,000 cy	\$2.86	\$2.00	\$2.29	\$2.57	\$2.86

\* Rate to be established by a new County study and adopted by subsequent ordinance amendment.