

**Table 7
Calculated Transportation Impact Fee Rates**

ITE LUC	Land Use	Unit	Calculated Impact Fee (2015)	Current Impact Fee (2025)	Calculated Impact Fee (2025)	Calculated (2015) to Calc. (2025)	Current (2025) to Calc. (2025)
RESIDENTIAL:							
210	Single Family (Detached) - 1,500 sf or less	du	\$5,473	\$1,093	\$4,388	-20%	301%
	Single Family (Detached) - 1,501 to 2,499 sf	du	\$6,994	\$1,397	\$5,318	-24%	281%
	Single Family (Detached) - 2,500 sf and greater	du	\$7,821	\$1,562	\$5,855	-25%	275%
215	Single Family (Attached)*	du	\$4,520	\$903	\$4,606	2%	410%
220	Multi-Family Housing (Low-Rise, 1-3 floors)	du	\$4,520	\$903	\$3,590	-21%	298%
221/222	Multi-Family Housing (Mid/High-Rise, 4+ floors)	du	\$2,844	\$568	\$2,412	-15%	325%
240	Mobile Home Park	du	\$2,575	\$514	\$1,945	-24%	278%
251	Senior Adult Housing - Detached*	du	\$5,473	\$1,093	\$1,962	-64%	80%
252	Senior Adult Housing - Attached*	du	\$4,520	\$903	\$1,319	-71%	46%
253	Congregate/Assisted Care Facility	du	\$921	\$185	\$520	-44%	181%
LODGING:							
310	Hotel	room	\$3,544	\$375	\$2,364	-33%	530%
320	Motel	room	\$2,525	\$267	\$1,136	-55%	325%
RECREATION:							
411	Public Park	acre	\$1,286	\$136	\$343	-73%	152%
416	RV Park/Campground*	site	n/a	\$514	\$680	n/a	32%
420	Marina*	berth	n/a	\$427	\$1,339	n/a	214%
430	Golf Course	hole	\$26,228	\$2,774	\$16,971	-35%	512%
445	Movie Theater*	screen	n/a	\$2,610	\$19,609	n/a	651%
492	Racquet Club/Health Spa	1,000 sf	\$19,530	\$2,065	\$15,512	-21%	651%
495	Recreational Community Center*	1,000 sf	n/a	\$2,065	\$12,405	n/a	501%
INSTITUTIONS:							
520	Elementary School (Private)	student	\$516	\$55	\$678	31%	1133%
522	Middle School (Private)	student	\$721	\$76	\$637	-12%	738%
525	High School (Private)	student	\$759	\$80	\$657	-13%	721%
540	University/Junior College (7,500 or fewer students) (Private)	student	\$1,471	\$156	\$1,125	-24%	621%
550	University/Junior College (more than 7,500 students) (Private)	student	\$1,095	\$116	\$835	-24%	620%
560	Church	1,000 sf	\$3,880	\$410	\$2,462	-37%	500%
565	Day Care Center	1,000 sf	\$12,463	\$1,318	\$6,365	-49%	383%
590	Library	1,000 sf	\$22,482	\$2,377	\$21,904	-3%	821%
MEDICAL:							
610	Hospital	1,000 sf	\$8,310	\$879	\$5,213	-37%	493%
620	Nursing Home	bed	\$753	\$80	\$611	-19%	664%
640	Animal Hospital/Veterinary Clinic	1,000 sf	\$5,094	\$539	\$2,773	-46%	414%
OFFICE:							
710	Office	1,000 sf	\$6,391	\$676	\$4,766	-25%	605%
720	Medical Office/Clinic	1,000 sf	\$14,444	\$1,528	\$10,961	-24%	617%
770	Business Park	1,000 sf	\$7,420	\$785	\$5,638	-24%	618%
RETAIL:							
822	Retail 6,000 sfgla or less	1,000 sfgla	\$4,177	\$442	\$1,866	-55%	322%
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	\$9,592	\$1,014	\$3,182	-67%	214%
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	\$9,592	\$1,014	\$6,435	-33%	535%
820	Retail greater than 150,000 sfgla	1,000 sfgla	\$9,592	\$1,014	\$6,944	-28%	585%
840/841	New/Used Auto Sales	1,000 sf	\$12,532	\$1,325	\$8,247	-34%	522%
850	Supermarket	1,000 sf	\$14,089	\$1,490	\$9,530	-32%	540%
862	Home Improvement Superstore	1,000 sf	\$5,851	\$619	\$4,030	-31%	551%
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$7,475	\$791	\$5,992	-20%	658%
890	Furniture Store	1,000 sf	\$2,050	\$217	\$1,939	-5%	794%
SERVICES:							
911	Bank/Savings Walk-In	1,000 sf	\$16,265	\$1,720	\$5,792	-64%	237%
912	Bank/Savings Drive-In	1,000 sf	\$21,367	\$2,260	\$10,370	-51%	359%
931	Restaurant	1,000 sf	\$26,502	\$2,803	\$18,790	-29%	570%
n/a	Small Local Restaurant	1,000 sf	\$12,668	\$1,340	\$8,855	-30%	561%
941	Quick Lube	service bay	\$12,613	\$1,334	\$9,497	-25%	612%
942	Automobile Care Center	1,000 sf	\$9,902	\$1,047	\$6,694	-32%	539%
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$8,033	\$850	\$6,480	-19%	662%
945	Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	\$8,033	\$850	\$9,947	24%	1070%
	Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	\$8,033	\$850	\$13,012	62%	1431%
947	Self-Service Car Wash	service bay	\$7,674	\$811	\$5,691	-26%	602%
948	Automated Car Wash*	car tunnel	n/a	\$811	\$100,351	-	12274%
INDUSTRIAL:							
110	General Light Industrial	1,000 sf	\$4,048	\$428	\$2,145	-47%	401%
140	Manufacturing	1,000 sf	\$2,212	\$234	\$2,083	-6%	790%
150	Warehousing	1,000 sf	\$2,058	\$218	\$755	-63%	246%
151	Mini-Warehouse	1,000 sf	\$733	\$78	\$425	-42%	445%
154	High-Cube Transload and Short-Term Warehouse	1,000 sf	\$967	\$102	\$621	-36%	509%
n/a	Mine/Commercial Excavation	1,000 cy	n/a	n/a	\$2.86	n/a	n/a

*current rate shown is based on similar land use in the County's impact fee schedule; in certain cases, rates have been adjusted to account for a change in the unit of measure