

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 sf gla or less	1,000 sf gla	\$4,177	\$442	\$1,866	-55%	322%
822	Retail 6,001 to 40,000 sf gla	1,000 sf gla	\$9,592	\$1,014	\$3,182	-67%	214%
821	Retail 40,001 to 150,000 sf gla	1,000 sf gla	\$9,592	\$1,014	\$6,435	-33%	535%
820	Retail greater than 150,000 sf gla	1,000 sf gla	\$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