

# Gross Impact Fee Structure (Draft)

Land Use	Impact Unit	2016 Update		
		Gross Impact Fee (\$) per Impact Unit		
		North	Central	South
<b>RESIDENTIAL</b>				
Single Family Detached	Dwelling Unit	\$3,369.19	\$3,282.08	\$3,383.66
Single Family Attached	Dwelling Unit	\$1,751.98	\$1,706.68	\$1,759.51
Multi-Family Attached	Dwelling Unit	\$2,088.90	\$2,034.89	\$2,097.87
Age Restricted Housing	Dwelling Unit	\$909.68	\$886.16	\$913.59
<b>COMMERCIAL RETAIL</b>				
Retail 1-50,000 s.f.	1,000 s.f. (1)	\$5,103.17	\$4,971.22	\$5,125.09
Retail 50,000-300,000 s.f.	1,000 s.f. (1)	\$7,677.46	\$7,478.95	\$7,710.44
Retail 300,000-1,000,000 s.f.	1,000 s.f. (1)	\$5,550.72	\$5,407.20	\$5,574.56
Retail over 1,000,000 s.f.	1,000 s.f. (1)	\$4,650.79	\$4,530.54	\$4,670.77
Supermarket	1,000 s.f. (2)	\$9,581.98	\$9,334.23	\$9,623.14
Convenience Market	1,000 s.f. (2)	\$26,486.90	\$25,802.05	\$26,600.67
Service Station	Fueling Position	\$7,009.60	\$6,828.36	\$7,039.71
<b>COMMERCIAL OFFICE</b>				
General Office	1,000 s.f. (2)	\$5,020.10	\$4,890.30	\$5,041.66
Medical-Dental Office	1,000 s.f. (2)	\$12,028.01	\$11,717.02	\$12,079.68
Office Park	1,000 s.f. (2)	\$4,986.40	\$4,857.47	\$5,007.82
Business Park	1,000 s.f. (2)	\$4,245.18	\$4,135.42	\$4,263.42
<b>COMMERCIAL INDUSTRIAL</b>				
Warehousing/Distribution Term	1,000 s.f. (2)	\$1,078.14	\$1,050.26	\$1,082.77
Light Industrial/Industrial Park	1,000 s.f. (2)	\$3,268.12	\$3,183.62	\$3,282.15
<b>COMMERCIAL RESTAURANT</b>				
Fast Food Restaurant	1,000 s.f. (2)	\$11,000.41	\$10,715.98	\$11,047.66
Other Restaurant	1,000 s.f. (2)	\$6,308.81	\$6,145.69	\$6,335.91
<b>COMMERCIAL SERVICE</b>				
Day Care	1,000 s.f. (2)	\$4,157.58	\$4,050.08	\$4,175.44
Hospital	Bed	\$4,767.71	\$4,660.55	\$4,761.55
Nursing Home	Bed	\$741.22	\$722.06	\$744.41
Hotel/Motel	Room	\$1,583.52	\$1,542.58	\$1,590.32
<b>OTHER</b>				
Religious Institution	1,000 s.f. (2)	\$1,853.06	\$1,805.14	\$1,861.01

Land Use	Impact Unit	Current IF Program		
		Gross Impact Fee (\$) per Impact Unit		
		North	Central	South
<b>RESIDENTIAL</b>				
Single Family Detached	Dwelling Unit	\$3,675.87	\$3,683.26	\$3,671.12
Single Family Attached	Dwelling Unit	\$1,892.53	\$1,896.33	\$1,890.08
Multi-Family Attached	Dwelling Unit	\$2,256.48	\$2,261.01	\$2,253.56
Age Restricted Housing	Dwelling Unit	\$982.66	\$984.63	\$981.39
<b>COMMERCIAL RETAIL</b>				
Retail 1-50,000 s.f.	1,000 s.f. (1)	\$5,852.28	\$5,864.05	\$5,844.71
Retail 50,000-300,000 s.f.	1,000 s.f. (1)	\$8,807.94	\$8,825.65	\$8,796.55
Retail 300,000-1,000,000 s.f.	1,000 s.f. (1)	\$6,366.54	\$6,379.34	\$6,358.31
Retail over 1,000,000 s.f.	1,000 s.f. (1)	\$5,328.55	\$5,339.26	\$5,321.66
Supermarket	1,000 s.f. (2)	\$11,464.35	\$11,487.40	\$11,449.53
Convenience Market	1,000 s.f. (2)	\$28,611.74	\$28,669.27	\$28,574.77
Service Station	Fueling Position	\$7,571.93	\$7,587.16	\$7,562.14
<b>COMMERCIAL OFFICE</b>				
General Office	1,000 s.f. (2)	\$5,422.82	\$5,433.72	\$5,415.81
Medical-Dental Office	1,000 s.f. (2)	\$12,592.59	\$12,617.91	\$12,576.31
Office Park	1,000 s.f. (2)	\$5,386.42	\$5,397.26	\$5,379.46
Business Park	1,000 s.f. (2)	\$4,694.92	\$4,704.36	\$4,688.86
<b>COMMERCIAL INDUSTRIAL</b>				
Warehousing/Distribution Term	1,000 s.f. (2)	\$1,164.63	\$1,166.97	\$1,163.13
Light Industrial/Industrial Park	1,000 s.f. (2)	\$3,530.29	\$3,537.39	\$3,525.73
<b>COMMERCIAL RESTAURANT</b>				
Fast Food Restaurant	1,000 s.f. (2)	\$12,315.99	\$12,340.75	\$12,300.07
Other Restaurant	1,000 s.f. (2)	\$6,814.92	\$6,828.62	\$6,806.11
<b>COMMERCIAL SERVICE</b>				
Day Care	1,000 s.f. (2)	\$4,534.79	\$4,543.91	\$4,528.93
Hospital	Bed	\$4,767.71	\$4,777.30	\$4,761.55
Nursing Home	Bed	\$800.68	\$802.29	\$799.65
Hotel/Motel	Room	\$1,710.55	\$1,713.99	\$1,708.34
<b>OTHER</b>				
Religious Institution	1,000 s.f. (2)	\$2,001.71	\$2,005.74	\$1,999.12

# Net Impact Fee Structure (Draft)

## 2016 Update - Net Impact Fee Estimates with Potential Impact Fee Multipliers

Land Use	Impact Unit	50% of Gross Fee			53% of Gross Fee			56% of Gross Fee			59% of Gross Fee		
		2016–2026 Impact Fee Program (2016 Update: Potential Impact Fee Multipliers)											
		Reduced Impact Fee (\$) per Impact Unit			Reduced Impact Fee (\$) per Impact Unit			Reduced Impact Fee (\$) per Impact Unit			Reduced Impact Fee (\$) per Impact Unit		
		North	Central	South	North	Central	South	North	Central	South	North	Central	South
RESIDENTIAL													
Single Family Detached	Dwelling Unit	\$1,684.60	\$1,641.04	\$1,691.83	\$1,785.67	\$1,739.50	\$1,793.34	\$1,886.75	\$1,837.96	\$1,894.85	\$1,987.82	\$1,936.43	\$1,996.36
Single Family Attached	Dwelling Unit	\$875.99	\$853.34	\$879.75	\$928.55	\$904.54	\$932.54	\$981.11	\$955.74	\$985.32	\$1,033.67	\$1,006.94	\$1,038.11
Multi-Family Attached	Dwelling Unit	\$1,044.45	\$1,017.44	\$1,048.94	\$1,107.12	\$1,078.49	\$1,111.87	\$1,169.78	\$1,139.54	\$1,174.81	\$1,232.45	\$1,200.58	\$1,237.74
Age Restricted Housing	Dwelling Unit	\$454.84	\$443.08	\$456.79	\$482.13	\$469.67	\$484.20	\$509.42	\$496.25	\$511.61	\$536.71	\$522.83	\$539.02
COMMERCIAL RETAIL													
Retail 1-50,000 s.f.	1,000 s.f. (1)	\$2,551.59	\$2,485.61	\$2,562.55	\$2,704.68	\$2,634.75	\$2,716.30	\$2,857.78	\$2,783.89	\$2,870.05	\$3,010.87	\$2,933.02	\$3,023.80
Retail 50,000-300,000 s.f.	1,000 s.f. (1)	\$3,838.73	\$3,739.48	\$3,855.22	\$4,069.05	\$3,963.84	\$4,086.53	\$4,299.38	\$4,188.21	\$4,317.85	\$4,529.70	\$4,412.58	\$4,549.16
Retail 300,000-1,000,000 s.f.	1,000 s.f. (1)	\$2,775.36	\$2,703.60	\$2,787.28	\$2,941.88	\$2,865.82	\$2,954.52	\$3,108.40	\$3,028.03	\$3,121.75	\$3,274.92	\$3,190.25	\$3,288.99
Retail over 1,000,000 s.f.	1,000 s.f. (1)	\$2,325.40	\$2,265.27	\$2,335.39	\$2,464.92	\$2,401.19	\$2,475.51	\$2,604.44	\$2,537.10	\$2,615.63	\$2,743.97	\$2,673.02	\$2,755.75
Supermarket	1,000 s.f. (2)	\$4,790.99	\$4,667.11	\$4,811.57	\$5,078.45	\$4,947.14	\$5,100.26	\$5,365.91	\$5,227.17	\$5,388.96	\$5,653.37	\$5,507.19	\$5,677.65
Convenience Market	1,000 s.f. (2)	\$13,243.45	\$12,901.03	\$13,300.34	\$14,038.06	\$13,675.09	\$14,098.36	\$14,832.66	\$14,449.15	\$14,896.38	\$15,627.27	\$15,223.21	\$15,694.40
Service Station	Fueling Station	\$3,504.80	\$3,414.18	\$3,519.86	\$3,715.09	\$3,619.03	\$3,731.05	\$3,925.38	\$3,823.88	\$3,942.24	\$4,135.67	\$4,028.73	\$4,153.43
COMMERCIAL OFFICE													
General Office	1,000 s.f. (2)	\$2,510.05	\$2,445.15	\$2,520.83	\$2,660.65	\$2,591.86	\$2,672.08	\$2,811.25	\$2,738.57	\$2,823.33	\$2,961.86	\$2,885.27	\$2,974.58
Medical-Dental Office	1,000 s.f. (2)	\$6,014.01	\$5,858.51	\$6,039.84	\$6,374.85	\$6,210.02	\$6,402.23	\$6,735.69	\$6,561.53	\$6,764.62	\$7,096.53	\$6,913.04	\$7,127.01
Office Park	1,000 s.f. (2)	\$2,493.20	\$2,428.74	\$2,503.91	\$2,642.79	\$2,574.46	\$2,654.15	\$2,792.39	\$2,720.19	\$2,804.38	\$2,941.98	\$2,865.91	\$2,954.62
Business Park	1,000 s.f. (2)	\$2,122.59	\$2,067.71	\$2,131.71	\$2,249.95	\$2,191.77	\$2,259.61	\$2,377.30	\$2,315.83	\$2,387.51	\$2,504.66	\$2,439.90	\$2,515.42
COMMERCIAL INDUSTRIAL													
Warehousing/Distribution Term	1,000 s.f. (2)	\$539.07	\$525.13	\$541.39	\$571.41	\$556.64	\$573.87	\$603.76	\$588.15	\$606.35	\$636.10	\$619.66	\$638.84
Light Industrial/Industrial Park	1,000 s.f. (2)	\$1,634.06	\$1,591.81	\$1,624.22	\$1,732.10	\$1,687.32	\$1,739.54	\$1,830.14	\$1,782.82	\$1,838.01	\$1,928.19	\$1,878.33	\$1,936.47
COMMERCIAL RESTAURANT													
Fast Food Restaurant	1,000 s.f. (2)	\$5,500.21	\$5,357.99	\$5,523.83	\$5,830.22	\$5,679.47	\$5,855.26	\$6,160.23	\$6,000.95	\$6,186.69	\$6,490.24	\$6,322.43	\$6,518.12
Other Restaurant	1,000 s.f. (2)	\$3,154.41	\$3,072.85	\$3,167.96	\$3,343.67	\$3,257.22	\$3,358.03	\$3,532.93	\$3,441.59	\$3,548.11	\$3,722.20	\$3,625.96	\$3,738.19
COMMERCIAL SERVICE													
Day Care	1,000 s.f. (2)	\$2,078.79	\$2,025.04	\$2,087.72	\$2,203.52	\$2,146.54	\$2,212.98	\$2,328.25	\$2,268.05	\$2,338.25	\$2,452.97	\$2,389.55	\$2,463.51
Hospital	Bed	\$2,383.86	\$2,330.28	\$2,380.78	\$2,526.89	\$2,470.09	\$2,523.62	\$2,669.92	\$2,609.91	\$2,666.47	\$2,812.95	\$2,749.72	\$2,809.32
Nursing Home	Bed	\$370.61	\$361.03	\$372.20	\$392.85	\$382.69	\$394.54	\$415.08	\$404.35	\$416.87	\$437.32	\$426.01	\$439.20
Hotel/Motel	Room	\$791.76	\$771.29	\$795.16	\$839.27	\$817.57	\$842.87	\$886.77	\$863.84	\$890.58	\$934.28	\$910.12	\$938.29
OTHER													
Religious Institution	1,000 s.f. (2)	\$926.53	\$902.57	\$930.51	\$982.12	\$956.73	\$986.34	\$1,037.71	\$1,010.88	\$1,042.17	\$1,093.30	\$1,065.03	\$1,098.00