



# IMPACT FEE TABLE

Effective July 1, 2025

## Park Impact Fees - Residential Only (ADU, Single Family & Multi Family)

Description	Unit of Development	Impact Fee
Scaled Impact Fee per Square Foot	per square foot	.44/square foot
Minimum Impact Fee	per dwelling unit	348.30
Maximum Impact Fee	per dwelling unit	1,559.09
Accessory Dwelling Units - Impact fees for accessory dwelling units (ADUs) will not exceed 50% of the impact fee that would be imposed on the principal dwelling unit.		

## School Impact Fees - Residential Only (ADU, Single Family & Multi Family)

Description	Unit of Development	Impact Fee
Scaled Impact Fee per Square Foot	per square foot	.84/square foot
Minimum Impact Fee	per dwelling unit	672.07
Maximum Impact Fee	per dwelling unit	3,002.84
Accessory Dwelling Units - Impact fees for accessory dwelling units (ADUs) will not exceed 50% of the impact fee that would be imposed on the principal dwelling unit.		

## Road Impact Fees - Residential and Commercial

ITE Code	ITE Land Use Category	Unit of Development	Impact Fee
21	Commercial Airport	per employee	5,532.51
22	General Aviation	per employee	8,040.44
30	Intermodal Truck Terminal	per square foot	10.06
90	Park and Ride Lot with Bus or Light Rail Service	per parking space	2,637.09
110	Light Industrial	per square foot	3.50
130	Industrial Park	per square foot	1.83
140	Manufacturing	per square foot	3.98
150	Warehousing	per square foot	0.97
151	Mini-Warehouse	per square foot	0.81
154	High-Cube Transload/Short-Term Storage Warehouse	per square foot	0.54
155	High-Cube Fulfillment Center Warehouse	per square foot	0.86
156	High-Cube Parcel Hub Warehouse	per square foot	3.44
160	Data Center	per square foot	0.48
170	Utility	per square foot	11.62
180	Specialty Trade Contractor	per square foot	10.39
190	Marijuana Cultivation and Processing Facility	per square foot	3.44
210	Single Family Detached Housing	per dwelling unit	5,058.91
	Single Family Detached Housing - ADU	per ADU	2,529.46
215	Single family Attached Housing	per dwelling unit	3,067.64
	Single family Attached Housing - ADU	per ADU	1,533.82



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ITE Code	ITE Land Use Category	Unit of Development	Impact Fee
220.1	Multifamily Housing (Low-Rise) Not Close To Rail	per dwelling unit	2,744.73
220.2	Multifamily Housing (Low-Rise) Close To Rail	per dwelling unit	3,282.91
221.1	Multifamily Mid Rise Not Close to Rail	per dwelling unit	2,098.91
221.2	Multifamily Mid Rise Close to Rail	per dwelling unit	1,560.73
222.1	Multifamily Housing (High Rise) Not Close To Rail	per dwelling unit	1,722.18
222.2	Multifamily Housing (High Rise) Close To Rail	per dwelling unit	1,399.27
223.1	Affordable Housing - Income Limits	per dwelling unit	2,475.64
223.2	Affordable Housing - Senior	per dwelling unit	484.36
225.1	Off-Campus Student Apt (Low Rise) Near Campus	per bedroom	1,291.64
225.2	Off-Campus Student Apt (Low Rise) > 1/2 Mile	per bedroom	1,668.36
226	Off-Campus Student Apt (Mid Rise) Near Campus	per bedroom	1,130.18
230	Low-Rise Residential with Ground-Floor Commercial GFA (1- 25K)	per dwelling unit	1,937.45
240	Mobile Home Park	per dwelling unit	3,121.46
251	Senior Adult Housing - Single Family	per dwelling unit	1,614.55
252	Senior Adult Housing - Multifamily	per dwelling unit	1,345.45
253	Congregate Care Facility	per dwelling unit	968.73
254	Assisted Living	per bed	1,291.64
255	Continued Care Retirement Community	per unit	1,022.55
260	Recreational Homes	per dwelling unit	1,560.73
265	Timeshare	per dwelling unit	3,390.55
270	Residential Planned Unit Development	per dwelling unit	3,713.46
310	Hotel	per room	3,175.27
311	All Suites Hotel	per room	1,937.45
312	Business Hotel	per room	1,668.36
320	Motel	per room	1,937.45
330	Resort Hotel	per room	2,206.55
411	Public Park	acres	592.00
416	Campground/Recreational Vehicle Park	occupied campsite	1,453.09
420	Marina	berth	1,130.18
430	Golf Course	per hole	15,661.09
431	Miniature Golf Course	per hole	1,776.00
432	Golf Driving Range	per driving position	6,727.27
433	Batting Cage	per cage	11,947.64
434	Rock Climbing Gym	per square foot	8.83
435	Multipurpose Recreational Facility	per square foot	19.27
436	Trampoline Park	per square foot	8.07
437	Bowling Alley	per lane	6,996.36
440	Adult Cabaret	per square foot	15.77
445	Movie Theater	per screen	75,130.20
452	Horse Racetrack	per seat	322.91



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ITE Code	ITE Land Use Category	Unit of Development	Impact Fee
454	Dog Racetrack	per attendee	807.27
462	Professional Baseball Stadium	per attendee	807.27
465	Ice Skating Rink	per square foot	7.16
473	Casino	per square foot	121.68
480	Amusement Park	per acre	21,258.19
482	Water Slide Park	per parking space	1,506.91
488	Soccer Complex	per field	88,423.29
490	Tennis Courts	per tennis court	22,657.46
491	Racquet/Tennis Club	per tennis court	20,558.55
492	Health/Fitness Club	per square foot	18.57
493	Athletic Club	per square foot	33.85
495	Recreational Community Center	per square foot	13.45
501	Military Base	per employee	2,098.91
520	Elementary School	per student	861.09
522	Middle/Jr High School	per student	807.27
525	High School	per student	753.45
528	School District Office	per square foot	10.98
530	Private K-8	per student	1,399.27
532	Private K-12	per student	914.91
534	Private School	per student	1,022.55
536	Charter Elementary School	per student	861.09
540	Jr. /Community College	per student	592.00
550	University	per student	807.27
560	Church	per square foot	2.64
561	Synagogue	per square foot	15.71
562	Mosque	per square foot	22.71
565	Day Care Center	per square foot	59.85
566	Cemetery	per acre	2,475.64
571	Adult Detention Facility	per bed	430.55
575	Fire and Rescue Station	per employee	2,368.00
580	Museum	per square foot	0.97
590	Library	per square foot	43.92
610	Hospital	per square foot	4.63
620	Nursing Home	per bed	753.45
630	Clinic	per square foot	19.86
640	Animal Hospital/Veterinary Clinic	per square foot	19.00
650	Free-Standing Emergency Room	per square foot	8.18
710	General Office	per square foot	7.75
712	Small Office Building	per square foot	11.62
714	Corporate Headquarters Building	per square foot	7.00



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ITE Code	ITE Land Use Category	Unit of Development	Impact Fee
715	Single Tenant Office Building	per square foot	9.47
720.1	Medical-Dental Office Building - Stand Alone	per square foot	21.15
720.2	Medical-Dental Office Building - Within/Near Hospital Campus	per square foot	15.28
730	Government Office Building	per square foot	9.20
731	State Motor Vehicles Department	per square foot	27.99
732	United States Post Office	per square foot	60.33
750	Office Park	per square foot	7.00
760	Research and Development Center	per square foot	5.27
770	Business Park	per square foot	6.57
810	Tractor Supply Store	per square foot	7.53
811	Construction Equipment Rental Store	per square foot	5.33
812	Building Material/Lumber Store	per square foot	12.11
813	Free-Standing Discount Superstore	per square foot	16.55
814	Variety Store	per square foot	23.80
815	Free-Standing Discount Store	per square foot	21.71
816	Hardware/Paint Store	per square foot	11.87
817	Nursery	per square foot	27.64
818	Nursery (Wholesale)	per square foot	28.20
820	Shopping center > 150 K	per square foot	12.08
821.1	Shopping plaza 40-150K with Supermarket	per square foot	32.07
821.2	Shopping plaza 40-150K W/O Supermarket	per square foot	18.43
822	Strip Retail Plaza (<40K)	per square foot	23.41
823	Factory Outlet Center	per square foot	8.13
840	Automobile Sales New	per square foot	13.02
841	Automobile Sales Used	per square foot	20.18
842	Recreational Vehicle Sales	per square foot	4.14
843	Automobile Part Sales	per square foot	15.03
848	Tire Store	per square foot	14.53
849	Tire Superstore	per square foot	8.18
850	Supermarket	per square foot	30.83
851	Convenience Market	per square foot	129.51
857	Discount Club	per square foot	14.21
860	Wholesale Market	per square foot	9.47
861	Sporting Goods Superstore	per square foot	9.56
862	Home Improvement Superstore	per square foot	7.15
863	Electronic Superstore	per square foot	13.72
864	Toy/Children's Superstore	per square foot	22.33
865	Baby Superstore	per square foot	8.13
866	Pet Supply Superstore	per square foot	15.86
868	Book Superstore	per square foot	70.71



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ITE Code	ITE Land Use Category	Unit of Development	Impact Fee
869	Discount Home Furnishing Superstore	per square foot	7.01
872	Bed and Linen Superstore	per square foot	9.92
875	Department Store	per square foot	8.71
876	Apparel Store	per square foot	18.40
879	Arts and Crafts Store	per square foot	27.74
880	Pharmacy/Drug Store W/O Drive Thru	per square foot	21.53
881	Pharmacy/Drug Store With Drive Thru	per square foot	28.13
882	Marijuana Dispensary	per square foot	101.82
890	Furniture Store	per square foot	1.32
897	Medical Equipment Store	per square foot	6.67
899	Liquor Store	per square foot	57.25
911	Walk-in Bank	per square foot	31.99
912	Drive-in Bank	per square foot	73.50
918	Hair Salon	per square foot	7.80
920	Copy, Print, and Express Ship Store	per square foot	39.93
926	Food Cart Pod	per food cart	18,896.64
930	Fast Casual Restaurant	per square foot	38.50
931	Quality Restaurant	per square foot	23.51
932	High Turnover Restaurant	per square foot	27.76
933	Fast Food Restaurant W/O Drive-Thru	per square foot	101.88
934	Fast Food Restaurant With Drive-Thru	per square foot	88.88
935	Fast Food Restaurant W/ Drive-Thru No Indoor Seating	per drive thru lane	160,109.12
936	Coffee/Donut Shop W/O Drive-Thru	per square foot	99.05
937	Coffee/Donut Shop With Drive-Thru	per square foot	23.08
938	Espresso Stand	per drive thru lane	8,927.36
941	Quick Lubrication Vehicle Shop	per servicing stations	26,101.82
942	Automobile Care Center	per square foot	16.74
943	Automobile Parts and Service Center	per square foot	11.09
944	Gas Station	per fueling position	43,419.44
945.1	Convenience Market/Gas Station GFA (2-4K)	per fueling position	43,618.57
945.2	Convenience Market/Gas Station GFA (4.5-5K)	per fueling position	53,895.69
945.3	Convenience Market/Gas Station GFA (5-10K)	per fueling position	63,699.21
947	Self-Service Car Wash	per wash stall	17,292.86
948.1	Automated Car Wash	per wash tunnel	183,520.03
948.2	Automated Car Wash	per square foot	33.63
949	Car Wash and Detail Center	per wash stall	32,204.81
950	Truck Stop	per fueling position	48,132.84
970	Wine Tasting Room	per square foot	39.34
971	Brewery Tap Room	per square foot	52.90
975	Drinking Place	per square foot	34.24