

Updated Fees

The updated fees are compared to current fees in Table 2.

Table 2. Comparison of Current and Updated Road Impact Fees

Land Use Type	Unit	Current Fee	Updated Fee	Change	Percent Change
Residential					
Single-Family Detached *	Dwelling	\$2,174	\$5,379	\$3,205	147%
Multi-Family, 1-2 Stories	Dwelling	\$1,506	\$3,213	\$1,707	113%
Multi-Family, 3+ Stories	Dwelling	\$1,506	\$1,950	\$444	29%
Mobile Home/RV Park	Space	\$761	\$1,982	\$1,221	160%
Retail/Commercial					
Shopping Center/General Retail	1,000 sq. ft.	\$3,080	\$6,385	\$3,305	107%
Bank with Drive-Through	1,000 sq. ft.	\$10,960	\$9,745	-\$1,215	-11%
Bank without Drive-Through	1,000 sq. ft.	\$4,550	\$5,779	\$1,229	27%
Quality Restaurant	1,000 sq. ft.	\$8,090	\$17,224	\$9,134	113%
High-Turnover Restaurant	1,000 sq. ft.	\$10,590	\$21,428	\$10,838	102%
Fast Food Restaurant	1,000 sq. ft.	\$23,010	\$47,373	\$24,363	106%
Auto Care	1,000 sq. ft.	\$3,700	\$3,654	-\$46	-1%
New and Used Car Sales	1,000 sq. ft.	\$5,270	\$8,357	\$3,087	59%
Supermarket	1,000 sq. ft.	\$6,800	\$10,708	\$3,908	57%
Convenience Store	1,000 sq. ft.	\$14,590	\$24,015	\$9,425	65%
Super Convenience Store (10+ fuel stations)	1,000 sq. ft.	\$27,510	\$29,396	\$1,886	7%
Home Improvement Store	1,000 sq. ft.	\$3,600	\$12,278	\$8,678	241%
Pharmacy with Drive-Through	1,000 sq. ft.	\$2,900	\$5,162	\$2,262	78%
Furniture Store	1,000 sq. ft.	\$630	\$1,782	\$1,152	183%
Tire Store/Auto Repair	Bay	\$2,762	\$4,363	\$1,601	58%
Quick Lubrication Shop	Bay	\$3,847	\$4,611	\$764	20%
Movie Theater	1,000 sq. ft.	n/a	\$12,981	n/a	n/a
Hotel	Room	\$1,266	\$2,974	\$1,708	135%
Motel	Room	\$683	\$1,189	\$506	74%
Office					
General Office	1,000 sq. ft.	\$2,310	\$3,974	\$1,664	72%
Corporate Headquarters Building	1,000 sq. ft.	\$1,480	\$3,238	\$1,758	119%
Medical Office	1,000 sq. ft.	\$5,560	\$14,630	\$9,070	163%
Industrial/Warehouse					
Light Industrial	1,000 sq. ft.	\$1,220	\$2,022	\$802	66%
Manufacturing	1,000 sq. ft.	\$680	\$1,592	\$912	134%
Warehouse	1,000 sq. ft.	\$860	\$710	-\$150	-17%
Mini-Warehouse	1,000 sq. ft.	\$430	\$614	\$184	43%
Public/Institutional					
Hospital	1,000 sq. ft.	\$2,490	\$2,128	-\$362	-15%
Church	1,000 sq. ft.	\$1,210	\$1,378	\$168	14%
Day Care Center	1,000 sq. ft.	\$4,390	\$6,074	\$1,684	38%
Nursing Home	1,000 sq. ft.	n/a	\$1,318	n/a	n/a
Major Sports Facility	Pk Space	\$571	\$468	-\$103	-18%
Public Park	Acre	n/a	\$156	n/a	n/a

* category also includes a mobile home on a single-family lot

Source: Current fees from Table 1 (shopping center based on 100,000 square foot center; office based on building greater than 10,000 sq. ft., super convenience store based on convenience store/gas/fast food category); updated fees from Table 17.

FEE SCHEDULE

The updated road impact fees for the various land use categories are shown in Table 17. The impact fee calculation for each land use category is the product of daily VMT¹ per development unit on the major roadway system and the net cost per VMT¹, which takes into account the average cost to add roadway capacity as well as future revenue that will be generated by new development to help offset those costs. A 3% fee is added to cover the cost of administering the impact fee system. The comparison of updated fees with current fees is presented in the Executive Summary.

Table 17. Updated Road Impact Fees

Land Use Type	Unit	VMT/ Unit	Net Cost/ VMT	Net Cost/ Unit	Admin. Fee	Total Fee
Single-Family Detached*	Dwelling	18.65	\$280	\$5,222	\$157	\$5,379
Multi-Family, 1-2 Stories	Dwelling	11.14	\$280	\$3,119	\$94	\$3,213
Multi-Family, 3+ Stories	Dwelling	6.76	\$280	\$1,893	\$57	\$1,950
Mobile Home/RV Park	Space	6.87	\$280	\$1,924	\$58	\$1,982
Shopping Center/General Retail	1,000 sq. ft.	22.14	\$280	\$6,199	\$186	\$6,385
Bank with Drive-Through	1,000 sq. ft.	33.79	\$280	\$9,461	\$284	\$9,745
Bank without Drive-Through	1,000 sq. ft.	20.04	\$280	\$5,611	\$168	\$5,779
Quality Restaurant	1,000 sq. ft.	59.72	\$280	\$16,722	\$502	\$17,224
High-Turnover Restaurant	1,000 sq. ft.	74.30	\$280	\$20,804	\$624	\$21,428
Fast Food Restaurant	1,000 sq. ft.	164.26	\$280	\$45,993	\$1,380	\$47,373
Auto Care	1,000 sq. ft.	12.67	\$280	\$3,548	\$106	\$3,654
New and Used Car Sales	1,000 sq. ft.	28.98	\$280	\$8,114	\$243	\$8,357
Supermarket	1,000 sq. ft.	37.13	\$280	\$10,396	\$312	\$10,708
Convenience Store	1,000 sq. ft.	83.27	\$280	\$23,316	\$699	\$24,015
Super Convenience Store (10+ fuel pos.)	1,000 sq. ft.	101.93	\$280	\$28,540	\$856	\$29,396
Home Improvement Store	1,000 sq. ft.	42.57	\$280	\$11,920	\$358	\$12,278
Pharmacy with Drive-Through	1,000 sq. ft.	17.90	\$280	\$5,012	\$150	\$5,162
Furniture Store	1,000 sq. ft.	6.18	\$280	\$1,730	\$52	\$1,782
Tire Store/Auto Repair	Bay	15.13	\$280	\$4,236	\$127	\$4,363
Quick Lubrication	Bay	15.99	\$280	\$4,477	\$134	\$4,611
Movie Theater	1,000 sq. ft.	45.01	\$280	\$12,603	\$378	\$12,981
Hotel	Room	10.31	\$280	\$2,887	\$87	\$2,974
Motel	Room	4.12	\$280	\$1,154	\$35	\$1,189
General Office	1,000 sq. ft.	13.78	\$280	\$3,858	\$116	\$3,974
Corporate Headquarters Building	1,000 sq. ft.	11.23	\$280	\$3,144	\$94	\$3,238
Medical Office	1,000 sq. ft.	50.73	\$280	\$14,204	\$426	\$14,630
Light Industrial	1,000 sq. ft.	7.01	\$280	\$1,963	\$59	\$2,022
Manufacturing	1,000 sq. ft.	5.52	\$280	\$1,546	\$46	\$1,592
Warehouse	1,000 sq. ft.	2.46	\$280	\$689	\$21	\$710
Mini-Warehouse	1,000 sq. ft.	2.13	\$280	\$596	\$18	\$614
Hospital	1,000 sq. ft.	7.38	\$280	\$2,066	\$62	\$2,128
Church	1,000 sq. ft.	4.78	\$280	\$1,338	\$40	\$1,378
Day Care Center	1,000 sq. ft.	21.06	\$280	\$5,897	\$177	\$6,074
Nursing Home	1,000 sq. ft.	4.57	\$280	\$1,280	\$38	\$1,318
Major Sports Facility	Pk Space	1.62	\$280	\$454	\$14	\$468
Public Park	Acre	0.54	\$280	\$151	\$5	\$156

* category also includes a mobile home on a single-family lot

Source: VMT per unit from Table 9; net cost per VMT from Table 16; administrative fee is 3% of net cost per unit.