Transportation Impact Fee Schedule	Unit of Measure	Updated Impact Fee (2025)
Residential Use		
Single Family Detached / Mobile Home	Dwelling Unit	$8,295
Vested Single Family Platted Lot *	Dwelling Unit	$5,101
Single Family Attached (includes Duplex, Townhomes, Villas, Condominiums)	Dwelling Unit	$6,334
Vested Duplex Platted Lot *	Dwelling Unit	$4,124
Multi-Family Apartment	Dwelling Unit	$5,287
Active Adult & Independent Living (55+) (Attached or Detached Units)	Dwelling Unit	$3,941
Institutional Use		
Adult Congregate Living Facility	Bed	$1,895
Cemetery	Acre	$6,418
Day Care	1,000 sq. ft.	$12,478
Places of Worship	1,000 sq. ft.	$5,672
Private School (Pre K-12)	1,000 sq. ft.	$4,693
Private College or University	1,000 sq. ft.	$7,835
Industrial Use		
Manufacturing / Warehousing / Production	1,000 sq. ft.	$4,305
Retail Fulfillment / Distribution	1,000 sq. ft.	$7,050
Mini-Warehouse / Boat / RVs & Other Outdoor Storage[1]	1,000 sq. ft.	$896
Entertainment, Recreation & Lodging Use		
Movie Theater / Performing Arts	per Seat	$770
Marina (including dry storage)	per Berth	$2,109
Golf Course	per Hole	$26,819
Outdoor Commercial Recreation[2]	per Acre	$14,766
Multi-Purpose Commercial Recreation	1,000 sq. ft.	$4,371
Health Club / Fitness / Gym	1,000 sq. ft.	$24,177
Recreational Vehicle (RV) Park	per Space	$2,456
Hotel / Motel / Lodging	Room / Unit	$5,439
Community Center / Civic / Gallery / Lodge	1,000 sq. ft.	$10,570
Office Use		
Office / Office Park / Medical / Clinic / Bank / Financial	1,000 sq. ft.	$10,023

Transportation Impact Fee Schedule	Unit of Measure	Updated Impact Fee (2025)
Retail Use		
Multi-Tenant Retail Center[3]	1,000 sq. ft.	$11,215
Pharmacy (Free Standing)	1,000 sq. ft.	$17,778
Pharmacy Drive-Thru (fee is in addition to fee per 1,000 sq. ft. for pharmacy)	per lane	$19,091
General Retail (Free Standing)	1,000 sq. ft.	$16,437
Furniture / Mattress Store (Free Standing)	1,000 sq. ft.	$4,347
Supermarket / Grocery Store (Free Standing)	1,000 sq. ft.	$26,915
Sit Down Restaurant[4] (Retail Center, Free Standing or Outparcel)	1,000 sq. ft.	$32,498
Fast Food / Fast Casual Restaurant[4] (Retail Center, Free Standing or Outparcel)	1,000 sq. ft.	$55,816
Restaurant Drive-Thru[4] (based on number of lanes at point of ordering)	per lane	$59,924
Discount Superstore (Free Standing)[1]	1,000 sq. ft.	$27,773
Home Improvement / Building Materials / Garden Center[1]	1,000 sq. ft.	$18,229
Nursery (Wholesale or Retail)[2]	per Acre	$19,001
Bank Drive-Thru Lane, Free Standing ATM or ATM Drive-Thru Lane[5]	per drive thru lane and / or per ATM	$31,498
Vehicle & Boat - Sales or Dealership	1,000 sq. ft.	$16,390
Vehicle & Boat - Service / Repair / Parts	1,000 sq. ft.	$20,236
Vehicle & Boat - Cleaning / Detailing / Wash	1,000 sq. ft.	$36,042
Convenience Store[6]	1,000 sq. ft.	$64,528
Vehicle Fueling Position[6]	per Vehicle Fueling Position	$38,386
Personal Services	1,000 sq. ft.	$9,194

* Residential lot with final plat approval as of December 30, 1977.

[1] Acreage for any unenclosed material and vehicle storage, sales and display shall be converted to gross floor area

[2] The gross floor area for any buildings shall be converted to acreage

[3] Excludes all outparcels. The fee for any outparcel shall be based on the applicable land use. Also excludes any type of drive-thru, vehicle fueling positions or free-standing ATM, which are additive fees in addition to the fee for the multi-tenant retail center.

[4] Areas for outdoor seating shall be converted to gross floor area. Any drive-thru associated with a restaurant will be an additive fee to the fee per square foot for the restaurant. The number of drive-thru lanes will be based on the number of lanes present when an individual places an order. The restaurant drive-thru rate applies for any building, whether a multi-tenant, free standing or convenience land use.

[5] Bank building square footage falls under office and is an additive fee beyond the fee due for bank/ATM drive-thru lanes or free standing ATM's. These rates are per drive-thru lane for the bank and per drive-thru lane with an ATM. The free standing ATM is for an ATM only and not an ATM within or part of another non-financial building, such as an ATM within a grocery store.

[6] Convenience Store rates are separate and an additive fee beyond the fee due for vehicle fueling positions. Rates per vehicle fueling position also apply to gas stations and service stations with fuel pumps. The fee for any restaurant square footage or restaurant drive-thru in a convenience store will be based on the individual fee rate for the land use, not the convenience store rate.