Year 2025 Fee Schedules

Urban (Fee District A) Standard Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RESIDENTIAL:												
	Single Family (Detached)												
210.0P	Accesory Dwel ling Unit	du	new	$2,926	$2,725	$2,310	n/a	$415	$527	$290	$1,391	$53	$49
210.1P	< 1,500 s.f. & Hh Inc < 80% SHIP	du	$0	$4,457	$4,134	$0	0%	$4,134	$0	$0	$0	$0	$0
210.2P	0 to 1,500 s.f.	du	$4,173	$7,187	$6,694	$4,697	13%	$1,998	$1,100	$490	$2,899	$109	$99
210.3P	1,501 to 2,499 s.f.	du	$5,835	$8,591	$7,976	$6,567	13%	$1,409	$1,505	$805	$3,967	$153	$138
210.4P	2,500 s.f. and greater	du	$6,329	$9,330	$8,606	$7,123	13%	$1,482	$1,631	$878	$4,299	$165	$150
210.5P	"Low Income" SHIP defined Multi-Family(2)	du	$0	$2,066	$1,857	$0	0%	$1,857	$0	$0	$0	$0	$0
220	Multi-Family Apartments	du	$4,280	$5,266	$4,867	$4,867	14%	$0	$1,081	$721	$2,851	$112	$103
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	$4,009	$5,453	$5,066	$4,512	13%	$554	$1,022	$595	$2,696	$104	$95
232	High-Rise Condominium (3 or more stories)	du	$2,358	$3,191	$2,938	$2,654	13%	$284	$600	$355	$1,582	$61	$56
240	Mobile Home Park	du	$2,207	$3,158	$2,932	$2,484	13%	$448	$567	$311	$1,497	$57	$53
251	Age Restricted Single Family(3)	du	$1,924	$2,756	$2,523	$2,165	13%	$358	$493	$275	$1,301	$50	$46
252	Age Restricted Multi-Family(3)	du	$709	$727	$595	$595	-16%	$0	$132	$87	$350	$13	$13
253	Congregate Care Facility (Attached)(3)	du	$448	$698	$646	$504	13%	$142	$117	$57	$308	$11	$11
	LODGING:												
310	Hotel	room	$0	$6,774	$6,341	$0	0%	$6,341	$0	$0	$0	$0	$0
320	Motel	room	$0	$1,992	$1,853	$0	0%	$1,853	$0	$0	$0	$0	$0
330	Resort Hotel	room	$0	$5,705	$5,334	$0	0%	$5,334	$0	$0	$0	$0	$0
	RECREATION:												
412	General Recreation	acre	$646	$1,886	$1,767	$727	13%	$1,040	$179	$44	$472	$17	$15
416	RV Park	RV space	$730	$769	$685	$685	-6%	$0	$152	$101	$402	$15	$15
420	Marina	berth	$1,251	$2,629	$2,465	$1,408	13%	$1,057	$337	$120	$889	$33	$30
430	Golf Course	hole	$15,451	$34,549	$32,476	$17,390	13%	$15,086	$4,191	$1,385	$11,044	$404	$366
431	Miniature Golf Course	hole	$1,120	$3,704	$3,478	$1,261	13%	$2,218	$313	$68	$824	$29	$27
437	Bowling Alley	1,000 sf	$10,147	$28,977	$27,219	$11,421	13%	$15,798	$2,805	$708	$7,404	$260	$242
444	Movie Theater	screen	$12,844	$36,929	$34,616	$14,456	13%	$20,160	$3,552	$863	$9,417	$309	$315
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$4,423	$12,397	$11,624	$4,978	13%	$6,646	$1,221	$315	$3,223	$113	$106
495	Community Center/Gymnasium	1,000 sf	$9,145	$33,284	$31,286	$10,293	13%	$20,993	$2,567	$504	$6,766	$239	$217
496P	Ice Hockey Arena	1,000 sf	$796	$14,824	$13,920	$896	13%	$13,024	$233	$9	$614	$21	$19
	INSTITUTIONS:												
520	Elementary School	student	$441	$1,301	$1,217	$496	13%	$721	$122	$30	$322	$11	$11
522	Middle School	student	$628	$1,664	$1,558	$707	13%	$851	$173	$47	$456	$16	$15
530	High School	student	$664	$1,573	$1,472	$747	13%	$724	$181	$56	$477	$17	$16
540	University/Jr College (7,500 or fewer students) (Private)	student	$1,283	$2,149	$2,014	$1,444	13%	$570	$337	$154	$888	$34	$30
550	University/Jr College (more than 7,500 students) (Private)	student	$959	$1,451	$1,357	$1,079	13%	$278	$249	$128	$655	$25	$23
560	Church	1,000 sf	$3,022	$5,254	$4,940	$3,401	13%	$1,538	$798	$345	$2,109	$77	$72
565	Day Care	student	$271	$1,200	$1,124	$305	13%	$819	$77	$12	$203	$7	$7
566	Cemetery	acre	$3,228	$7,912	$7,420	$3,633	13%	$3,787	$882	$265	$2,324	$85	$76
610	Hospital	1,000 sf	$8,384	$10,967	$10,256	$9,436	13%	$820	$2,125	$1,294	$5,598	$220	$198
620	Nursing Home	bed	$532	$1,313	$1,223	$599	13%	$624	$145	$43	$385	$13	$13
	OFFICE:												
710	General Office 50,000 sf or less(4)	1,000 sf	$0	$10,625	$9,961	$0	0%	$9,961	$0	$0	$0	$0	$0
710.1P	General Office 50,001-100,000 sf(4)	1,000 sf	$0	$9,940	$9,290	$0	0%	$9,290	$0	$0	$0	$0	$0
710.2P	General Office 100,001-200,000 sf(4)	1,000 sf	$0	$9,714	$9,078	$0	0%	$9,078	$0	$0	$0	$0	$0
710.3P	General Office 200,001-400,000 sf(4)	1,000 sf	$0	$9,493	$8,869	$0	0%	$8,869	$0	$0	$0	$0	$0
710.4P	General Office greater than 400,000 sf(5)	1,000 sf	$0	$9,276	$8,666	$0	0%	$8,666	$0	$0	$0	$0	$0
714	Corporate Headquarters Building	1,000 sf	$0	$7,187	$6,700	$0	0%	$6,700	$0	$0	$0	$0	$0
720	Medical Office	1,000 sf	$0	$36,677	$34,449	$0	0%	$34,449	$0	$0	$0	$0	$0
750	Office Park	1,000 sf	$0	$15,400	$14,435	$0	0%	$14,435	$0	$0	$0	$0	$0
760	Research and Development Center	1,000 sf	$0	$10,778	$10,080	$0	0%	$10,080	$0	$0	$0	$0	$0
770.P	Veterinarian Clinic	1,000 sf	$0	$21,692	$20,373	$0	0%	$20,373	$0	$0	$0	$0	$0

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W.E. Oliver, P.E., LLC
Traffic Engineering
Transportation Planning

Urban (Fee District A) Standard Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RETAIL:												
151	Mini-Warehouse	1,000 sf	$512	$358	$307	$307	-40%	$0	$68	$45	$181	$7	$7
151.P	Free-Standing Recreational Vehicle/Boat Storage	Acre	$2,828	$5,130	$4,805	$4,242	50%	$563	$963	$546	$2,548	$94	$91
816	Hardware/Paint	1,000 sf	$440	$574	$463	$463	5%	$0	$103	$66	$274	$10	$10
820	Retail 50,000 sfgla or less(4)	1,000 sfgla	$6,249	$13,284	$12,376	$9,374	50%	$3,002	$2,180	$1,009	$5,780	$200	$204
820.1P	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	$5,641	$13,700	$12,797	$8,462	50%	$4,336	$1,998	$807	$5,290	$184	$183
820.2P	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	$5,400	$13,180	$12,314	$8,100	50%	$4,214	$1,913	$771	$5,065	$177	$175
820.3P	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	$5,088	$12,822	$11,956	$7,632	50%	$4,324	$1,808	$708	$4,783	$169	$164
820.4P	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	$5,291	$13,258	$12,369	$7,937	50%	$4,433	$1,879	$742	$4,969	$176	$171
820.5P	Retail greater than 800,000 sfgla(5)	1,000 sfgla	$5,584	$12,673	$11,823	$8,376	50%	$3,447	$1,960	$866	$5,184	$185	$180
814	Specialty Retail	1,000 sf	$10,437	$26,626	$24,946	$15,656	50%	$9,291	$3,714	$1,435	$9,824	$346	$336
830.P	Non-Veterinary Kennel	1,000 sf	$4,846	$11,826	$11,056	$7,269	50%	$3,787	$1,718	$684	$4,553	$155	$159
841	New/Used Auto Sales	1,000 sf	$8,084	$19,148	$17,948	$12,126	50%	$5,822	$2,853	$1,210	$7,530	$276	$257
848	Tire Store	1,000 sf	$4,729	$13,362	$12,487	$7,094	50%	$5,393	$1,700	$591	$4,492	$159	$152
850	Supermarket	1,000 sf	$8,368	$22,170	$20,733	$12,552	50%	$8,181	$2,992	$1,086	$7,932	$268	$274
853	Convenience Store w/Gas Pumps	1,000 sf	$20,336	$46,576	$43,511	$30,504	50%	$13,007	$7,169	$2,989	$19,041	$631	$673
862	Home Improvement Superstore	1,000 sf	$3,130	$8,391	$7,815	$4,695	50%	$3,120	$1,120	$407	$2,965	$102	$102
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	$4,388	$11,183	$10,413	$6,582	50%	$3,831	$1,562	$594	$4,141	$141	$144
890	Furniture Store	1,000 sf	$1,204	$2,988	$2,741	$1,806	50%	$935	$426	$177	$1,123	$42	$38
912	Bank/Savings w/Drive-In	1,000 sf	$12,730	$18,678	$17,360	$17,360	36%	$0	$3,866	$2,505	$10,235	$378	$375
929P	Breakfast and Lunch Restaurant	1,000 sf	$12,981	$30,556	$28,602	$19,472	50%	$9,131	$4,579	$1,933	$12,111	$431	$418
930	Fast Casual Restaurant	1,000 sf	$32,279	$76,680	$71,934	$48,419	50%	$23,515	$11,401	$4,752	$30,154	$1,071	$1,041
931	Quality Restaurant	1,000 sf	$16,011	$39,235	$36,755	$24,017	50%	$12,738	$5,674	$2,287	$15,007	$531	$516
932	High-Turnover Restaurant	1,000 sf	$19,658	$46,593	$43,669	$29,487	50%	$14,182	$6,941	$2,903	$18,357	$652	$634
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$40,950	$106,252	$99,466	$61,425	50%	$38,041	$14,615	$5,415	$38,744	$1,311	$1,340
941	Quick Lube	bays	$7,677	$19,912	$18,685	$11,516	50%	$7,169	$2,737	$1,040	$7,234	$258	$246
942	Auto Repair or Body Shop	1,000 sf	$6,530	$15,045	$14,081	$9,795	50%	$4,286	$2,297	$999	$6,071	$219	$209
944	Gasoline Station	fuel pos.	$5,110	$13,885	$13,013	$7,665	50%	$5,348	$1,833	$642	$4,859	$164	$167
947	Self-Service Car Wash	bays	$7,697	$12,135	$11,381	$11,381	48%	$0	$2,536	$1,629	$6,724	$243	$248
913.P	Convenience/Gasoline/Fast Food Store	1,000 sf	$56,790	$157,797	$148,070	$85,185	50%	$62,885	$20,396	$7,090	$54,000	$1,857	$1,842
	INDUSTRIAL:												
110	General Light Industrial	1,000 sf	$0	$4,872	$4,556	$0	0%	$4,556	$0	$0	$0	$0	$0
120	General Heavy Industrial	1,000 sf	$0	$1,145	$1,049	$0	0%	$1,049	$0	$0	$0	$0	$0
130	Industrial Park	1,000 sf	$0	$3,159	$2,945	$0	0%	$2,945	$0	$0	$0	$0	$0
140	Manufacturing	1,000 sf	$0	$3,762	$3,512	$0	0%	$3,512	$0	$0	$0	$0	$0
150	Warehouse	1,000 sf	$0	$1,397	$1,287	$0	0%	$1,287	$0	$0	$0	$0	$0
152	High-Cube Warehouse	1,000 sf	$0	$10,678	$10,022	$0	0%	$10,022	$0	$0	$0	$0	$0
160.P	Airport Hangar	1,000 sf	$0	$3,364	$3,137	$0	0%	$3,137	$0	$0	$0	$0	$0
	OTHER:												
n/a	Mining	1,000 cy	$48	$58	$54	$54	13%	$0	$12	$7	$32	$1	$1

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Urban (Fee District A) MUTRM Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RESIDENTIAL:												
	Single Family (Detached)												
210.0P	Accesory Dwelling Unit	du	new	$2,654	$2,470	$1,733	n/a	$737	$395	$217	$1,043	$40	$37
210.1P	< 1,500 s.f. & Hh Inc < 80% SHIP	du	$0	$4,018	$3,721	$0	n/a	$3,721	$0	$0	$0	$0	$0
210.2P	0 to 1,500 s.f.	du	$3,130	$6,517	$6,064	$3,523	13%	$2,541	$825	$368	$2,174	$82	$74
210.3P	1,501 to 2,499 s.f.	du	$4,376	$7,754	$7,188	$4,925	13%	$2,263	$1,129	$604	$2,975	$114	$104
210.4P	2,500 s.f. and greater	du	$4,747	$8,344	$7,678	$5,343	13%	$2,335	$1,224	$658	$3,224	$124	$112
210.5P	"Low Income" SHIP defined Multi-Family(2)	du	$0	$1,784	$1,591	$0	n/a	$1,591	$0	$0	$0	$0	$0
220	Multi-Family Apartments	du	$2,978	$4,727	$4,360	$3,352	13%	$1,008	$744	$496	$1,963	$77	$71
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	$3,007	$4,930	$4,574	$3,384	13%	$1,190	$767	$446	$2,022	$78	$72
232	High-Rise Condominium (3 or more stories)	du	$1,769	$2,849	$2,617	$1,991	13%	$626	$450	$266	$1,187	$46	$42
240	Mobile Home Park	du	$1,655	$2,853	$2,645	$1,863	13%	$782	$425	$233	$1,122	$42	$40
251	Age Restricted Single Family(3)	du	$1,443	$2,441	$2,228	$1,624	13%	$603	$370	$207	$976	$37	$34
252	Age Restricted Multi-Family(3)	du	$532	$551	$430	$599	13%	-$169	$133	$87	$352	$13	$13
253	Congregate Care Facility (Attached)(3)	du	$336	$629	$581	$378	13%	$203	$87	$43	$231	$8	$8
	LODGING:												
310	Hotel	room	$0	$6,184	$5,785	$0	n/a	$5,785	$0	$0	$0	$0	$0
320	Motel	room	$0	$1,804	$1,676	$0	n/a	$1,676	$0	$0	$0	$0	$0
330	Resort Hotel	room	$0	$5,200	$4,859	$0	n/a	$4,859	$0	$0	$0	$0	$0
	RECREATION:												
412	General Recreation	acre	$485	$1,725	$1,616	$546	13%	$1,070	$134	$33	$354	$12	$12
416	RV Park	RV space	$548	$656	$578	$617	13%	-$39	$137	$91	$362	$14	$13
420	Marina	berth	$938	$2,405	$2,254	$1,056	13%	$1,199	$253	$90	$666	$25	$22
430	Golf Course	hole	$11,588	$31,729	$29,822	$13,042	13%	$16,780	$3,143	$1,039	$8,283	$303	$274
431	Miniature Golf Course	hole	$840	$3,397	$3,190	$945	13%	$2,245	$235	$51	$618	$22	$20
437	Bowling Alley	1,000 sf	$7,610	$26,604	$24,987	$8,565	13%	$16,422	$2,104	$531	$5,553	$195	$182
444	Movie Theater	screen	$9,633	$33,944	$31,816	$10,842	13%	$20,974	$2,664	$648	$7,062	$231	$236
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$3,317	$11,354	$10,643	$3,733	13%	$6,910	$916	$236	$2,417	$85	$79
495	Community Center/Gymnasium	1,000 sf	$6,859	$30,565	$28,728	$7,720	13%	$21,008	$1,926	$378	$5,075	$179	$162
496P	Ice Hockey Arena	1,000 sf	$597	$13,586	$12,755	$672	13%	$12,083	$175	$6	$461	$16	$14
	INSTITUTIONS:												
520	Elementary School	student	$331	$1,188	$1,111	$373	13%	$738	$92	$22	$242	$8	$8
522	Middle School	student	$471	$1,521	$1,423	$530	13%	$893	$129	$36	$342	$12	$11
530	High School	student	$498	$1,436	$1,343	$561	13%	$783	$136	$42	$358	$13	$12
540	University/Jr College (7,500 or fewer students) (Private)	student	$962	$1,965	$1,841	$1,083	13%	$758	$253	$116	$666	$25	$23
550	University/Jr College (more than 7,500 students) (Private)	student	$719	$1,323	$1,237	$809	13%	$428	$186	$96	$491	$19	$17
560	Church	1,000 sf	$2,267	$4,832	$4,544	$2,552	13%	$1,992	$599	$259	$1,582	$58	$54
565	Day Care	student	$203	$1,101	$1,031	$228	13%	$803	$57	$9	$152	$5	$5
566	Cemetery	acre	$2,421	$7,241	$6,788	$2,725	13%	$4,063	$662	$199	$1,743	$64	$57
610	Hospital	1,000 sf	$6,288	$9,998	$9,344	$7,077	13%	$2,267	$1,594	$971	$4,199	$165	$149
620	Nursing Home	bed	$399	$1,194	$1,112	$449	13%	$663	$109	$32	$288	$10	$10
	OFFICE:												
710	General Office 50,000 sf or less(4)	1,000 sf	$0	$9,726	$9,115	$0	n/a	$9,115	$0	$0	$0	$0	$0
710.1P	General Office 50,001-100,000 sf(4)	1,000 sf	$0	$9,060	$8,462	$0	n/a	$8,462	$0	$0	$0	$0	$0
710.2P	General Office 100,001-200,000 sf(4)	1,000 sf	$0	$8,852	$8,266	$0	n/a	$8,266	$0	$0	$0	$0	$0
710.3P	General Office 200,001-400,000 sf(4)	1,000 sf	$0	$8,648	$8,075	$0	n/a	$8,075	$0	$0	$0	$0	$0
710.4P	General Office greater than 400,000 sf(5)	1,000 sf	$0	$8,449	$7,887	$0	n/a	$7,887	$0	$0	$0	$0	$0
714	Corporate Headquarters Building	1,000 sf	$0	$6,527	$6,079	$0	n/a	$6,079	$0	$0	$0	$0	$0
720	Medical Office	1,000 sf	$0	$33,652	$31,603	$0	n/a	$31,603	$0	$0	$0	$0	$0
750	Office Park	1,000 sf	$0	$14,081	$13,194	$0	n/a	$13,194	$0	$0	$0	$0	$0
760	Research and Development Center	1,000 sf	$0	$9,831	$9,188	$0	n/a	$9,188	$0	$0	$0	$0	$0
770.P	Veterinarian Clinic	1,000 sf	$0	$19,906	$18,692	$0	n/a	$18,692	$0	$0	$0	$0	$0

W.E. Oliver, P.E., LLC
Traffic Engineering
Transportation Planning

Urban (Fee District A) MUTRM Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RETAIL:												
151	Mini-Warehouse	1,000 sf	$461	$291	$244	$519	13%	-$275	$115	$76	$305	$11	$11
151.P	Free-Standing Recreational Vehicle/Boat Storage	Acre	$2,135	$4,700	$4,402	$2,403	13%	$1,999	$546	$309	$1,443	$53	$52
816	Hardware/Paint	1,000 sf	$330	$433	$331	$371	13%	-$40	$83	$53	$220	$8	$8
820	Retail 50,000 sfgla or less(4)	1,000 sfgla	$4,687	$12,123	$11,288	$5,275	13%	$6,012	$1,227	$568	$3,253	$113	$115
820.1P	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	$4,231	$12,523	$11,692	$4,762	13%	$6,930	$1,124	$454	$2,977	$104	$103
820.2P	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	$4,050	$12,045	$11,248	$4,558	13%	$6,689	$1,077	$434	$2,850	$99	$99
820.3P	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	$3,816	$11,681	$10,884	$4,295	13%	$6,590	$1,018	$399	$2,691	$95	$92
820.4P	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	$3,968	$12,082	$11,265	$4,466	13%	$6,798	$1,057	$418	$2,796	$99	$96
820.5P	Retail greater than 800,000 sfgla(5)	1,000 sfgla	$4,188	$11,544	$10,762	$4,714	13%	$6,048	$1,103	$488	$2,917	$104	$101
814	Specialty Retail	1,000 sf	$7,828	$24,395	$22,850	$8,810	13%	$14,040	$2,090	$807	$5,528	$195	$189
830.P	Non-Veterinary Kennel	1,000 sf	$3,635	$10,830	$10,122	$4,091	13%	$6,031	$967	$385	$2,563	$87	$89
841	New/Used Auto Sales	1,000 sf	$6,063	$17,533	$16,430	$6,824	13%	$9,606	$1,606	$681	$4,237	$156	$145
848	Tire Store	1,000 sf	$3,547	$12,195	$11,390	$3,992	13%	$7,398	$957	$332	$2,528	$89	$85
850	Supermarket	1,000 sf	$6,276	$20,319	$18,997	$7,064	13%	$11,933	$1,684	$611	$4,464	$151	$154
853	Convenience Store w/Gas Pumps	1,000 sf	$15,252	$42,746	$39,926	$17,166	13%	$22,760	$4,035	$1,682	$10,715	$355	$379
862	Home Improvement Superstore	1,000 sf	$2,348	$7,640	$7,109	$2,643	13%	$4,467	$630	$229	$1,669	$58	$57
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	$3,291	$10,191	$9,483	$3,704	13%	$5,779	$879	$334	$2,331	$79	$81
890	Furniture Store	1,000 sf	$903	$2,653	$2,426	$1,016	13%	$1,410	$240	$99	$632	$23	$21
912	Bank/Savings w/Drive-In	1,000 sf	$9,548	$16,957	$15,745	$10,746	13%	$4,998	$2,393	$1,550	$6,336	$234	$232
929P	Breakfast and Lunch Restaurant	1,000 sf	$9,736	$27,968	$26,171	$10,958	13%	$15,213	$2,577	$1,088	$6,816	$242	$236
930	Fast Casual Restaurant	1,000 sf	$24,209	$70,393	$66,028	$27,247	13%	$38,780	$6,416	$2,674	$16,969	$603	$586
931	Quality Restaurant	1,000 sf	$12,008	$35,951	$33,670	$13,515	13%	$20,155	$3,193	$1,287	$8,445	$299	$290
932	High-Turnover Restaurant	1,000 sf	$14,744	$42,719	$40,029	$16,595	13%	$23,435	$3,906	$1,634	$10,331	$367	$357
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$30,713	$97,518	$91,277	$34,568	13%	$56,709	$8,225	$3,048	$21,804	$738	$754
941	Quick Lube	bays	$5,758	$18,276	$17,147	$6,481	13%	$10,666	$1,541	$585	$4,071	$145	$139
942	Auto Repair or Body Shop	1,000 sf	$4,898	$13,759	$12,872	$5,513	13%	$7,359	$1,293	$562	$3,417	$123	$118
944	Gasoline Station	fuel pos.	$3,833	$12,769	$11,966	$4,314	13%	$7,652	$1,032	$362	$2,735	$92	$94
947	Self-Service Car Wash	bays	$5,773	$11,160	$10,466	$6,498	13%	$3,969	$1,448	$930	$3,839	$139	$142
913.P	Convenience/Gasoline/Fast Food Store	1,000 sf	$42,593	$145,047	$136,099	$47,939	13%	$88,161	$11,478	$3,990	$30,389	$1,045	$1,037
	INDUSTRIAL:												
110	General Light Industrial	1,000 sf	$0	$4,443	$4,153	$0	n/a	$4,153	$0	$0	$0	$0	$0
120	General Heavy Industrial	1,000 sf	$0	$1,015	$928	$0	n/a	$928	$0	$0	$0	$0	$0
130	Industrial Park	1,000 sf	$0	$2,868	$2,671	$0	n/a	$2,671	$0	$0	$0	$0	$0
140	Manufacturing	1,000 sf	$0	$3,423	$3,193	$0	n/a	$3,193	$0	$0	$0	$0	$0
150	Warehouse	1,000 sf	$0	$1,247	$1,145	$0	n/a	$1,145	$0	$0	$0	$0	$0
152	High-Cube Warehouse	1,000 sf	$0	$9,783	$9,180	$0	n/a	$9,180	$0	$0	$0	$0	$0
160.P	Airport Hangar	1,000 sf	$0	$3,056	$2,848	$0	n/a	$2,848	$0	$0	$0	$0	$0
	OTHER:												
n/a	Mining	1,000 cy	$0	n/a	n/a	$0	n/a	n/a	$0	$0	$0	$0	$0

Urban (Fee District A) TND & LOSB Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RESIDENTIAL:												
	Single Family (Detached)												
210.0P	Accesory Dwel ling Unit	du	new	$2,541	$2,363	$1,155	n/a	$1,208	$264	$145	$695	$27	$24
210.1P	< 1,500 s.f. & Hh Inc < 80% SHIP	du	$0	$3,835	$3,548	$0	n/a	$3,548	$0	$0	$0	$0	$0
210.2P	0 to 1,500 s.f.	du	$2,087	$6,238	$5,802	$2,349	13%	$3,453	$550	$245	$1,450	$55	$49
210.3P	1,501 to 2,499 s.f.	du	$2,918	$7,405	$6,860	$3,284	13%	$3,576	$753	$403	$1,984	$76	$69
210.4P	2,500 s.f. and greater	du	$3,165	$7,933	$7,291	$3,562	13%	$3,729	$816	$439	$2,150	$83	$75
210.5P	"Low Income" SHIP defined Multi-Family(2)	du	$0	$1,666	$1,480	$0	n/a	$1,480	$0	$0	$0	$0	$0
220	Multi-Family Apartments	du	$1,986	$4,502	$4,148	$2,235	13%	$1,913	$496	$331	$1,309	$51	$47
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	$2,005	$4,712	$4,369	$2,257	13%	$2,113	$511	$298	$1,348	$52	$48
232	High-Rise Condominium (3 or more stories)	du	$1,179	$2,707	$2,483	$1,327	13%	$1,156	$300	$177	$791	$30	$28
240	Mobile Home Park	du	$1,104	$2,726	$2,525	$1,243	13%	$1,283	$284	$155	$749	$28	$26
251	Age Restricted Single Family(3)	du	$962	$2,310	$2,104	$1,083	13%	$1,022	$247	$138	$651	$25	$23
252	Age Restricted Multi-Family(3)	du	$355	$478	$361	$400	13%	-$38	$89	$58	$235	$9	$9
253	Congregate Care Facility (Attached)(3)	du	$224	$600	$554	$252	13%	$302	$58	$29	$154	$6	$5
	LODGING:												
310	Hotel	room	$0	$5,938	$5,554	$0	n/a	$5,554	$0	$0	$0	$0	$0
320	Motel	room	$0	$1,726	$1,602	$0	n/a	$1,602	$0	$0	$0	$0	$0
330	Resort Hotel	room	$0	$4,990	$4,662	$0	n/a	$4,662	$0	$0	$0	$0	$0
	RECREATION:												
412	General Recreation	acre	$323	$1,658	$1,552	$364	13%	$1,189	$89	$22	$236	$8	$8
416	RV Park	RV space	$365	$608	$533	$411	13%	$122	$91	$61	$241	$9	$9
420	Marina	berth	$626	$2,312	$2,167	$705	13%	$1,462	$169	$60	$445	$16	$15
430	Golf Course	hole	$7,726	$30,555	$28,717	$8,696	13%	$20,021	$2,096	$693	$5,522	$202	$183
431	Miniature Golf Course	hole	$560	$3,270	$3,070	$630	13%	$2,440	$156	$34	$412	$15	$13
437	Bowling Alley	1,000 sf	$5,074	$25,616	$24,057	$5,711	13%	$18,346	$1,403	$354	$3,702	$130	$121
444	Movie Theater	screen	$6,422	$32,700	$30,650	$7,228	13%	$23,422	$1,776	$432	$4,708	$154	$158
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$2,212	$10,920	$10,234	$2,490	13%	$7,745	$611	$158	$1,612	$57	$53
495	Community Center/Gymnasium	1,000 sf	$4,573	$29,433	$27,662	$5,147	13%	$22,515	$1,284	$252	$3,383	$120	$108
496P	Ice Hockey Arena	1,000 sf	$398	$13,071	$12,269	$448	13%	$11,821	$117	$4	$307	$11	$9
	INSTITUTIONS:												
520	Elementary School	student	$221	$1,141	$1,067	$249	13%	$818	$61	$15	$162	$6	$5
522	Middle School	student	$314	$1,461	$1,367	$353	13%	$1,013	$86	$24	$228	$8	$7
530	High School	student	$332	$1,379	$1,290	$374	13%	$916	$90	$28	$239	$9	$8
540	University/Jr College (7,500 or fewer students) (Private)	student	$642	$1,888	$1,769	$723	13%	$1,046	$169	$77	$445	$17	$15
550	University/Jr College (more than 7,500 students) (Private)	student	$480	$1,270	$1,187	$540	13%	$647	$124	$64	$328	$13	$11
560	Church	1,000 sf	$1,511	$4,657	$4,379	$1,701	13%	$2,678	$399	$172	$1,054	$38	$36
565	Day Care	student	$136	$1,060	$993	$153	13%	$840	$38	$6	$102	$3	$3
566	Cemetery	acre	$1,614	$6,961	$6,525	$1,817	13%	$4,708	$441	$133	$1,162	$42	$38
610	Hospital	1,000 sf	$4,192	$9,594	$8,964	$4,718	13%	$4,246	$1,063	$647	$2,799	$110	$99
620	Nursing Home	bed	$266	$1,145	$1,065	$299	13%	$766	$73	$21	$192	$7	$6
	OFFICE:												
710	General Office 50,000 sf or less(4)	1,000 sf	$0	$9,351	$8,763	$0	n/a	$8,763	$0	$0	$0	$0	$0
710.1P	General Office 50,001-100,000 sf(4)	1,000 sf	$0	$8,693	$8,117	$0	n/a	$8,117	$0	$0	$0	$0	$0
710.2P	General Office 100,001-200,000 sf(4)	1,000 sf	$0	$8,493	$7,928	$0	n/a	$7,928	$0	$0	$0	$0	$0
710.3P	General Office 200,001-400,000 sf(4)	1,000 sf	$0	$8,296	$7,744	$0	n/a	$7,744	$0	$0	$0	$0	$0
710.4P	General Office greater than 400,000 sf(5)	1,000 sf	$0	$8,104	$7,563	$0	n/a	$7,563	$0	$0	$0	$0	$0
714	Corporate Headquarters Building	1,000 sf	$0	$6,252	$5,821	$0	n/a	$5,821	$0	$0	$0	$0	$0
720	Medical Office	1,000 sf	$0	$32,392	$30,418	$0	n/a	$30,418	$0	$0	$0	$0	$0
750	Office Park	1,000 sf	$0	$13,532	$12,677	$0	n/a	$12,677	$0	$0	$0	$0	$0
760	Research and Development Center	1,000 sf	$0	$9,436	$8,817	$0	n/a	$8,817	$0	$0	$0	$0	$0
770.P	Veterinarian Clinic	1,000 sf	$0	$19,162	$17,992	$0	n/a	$17,992	$0	$0	$0	$0	$0

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W.E. Oliver, P.E., LLC
Traffic Engineering
Transportation Planning

Urban (Fee District A) TND & LOSB Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RETAIL:												
151	Mini-Warehouse	1,000 sf	$440	$263	$218	$495	13%	-$277	$110	$72	$291	$11	$11
151.P	Free-Standing Recreational Vehicle/Boat Storage	Acre	$1,433	$4,521	$4,233	$1,613	13%	$2,621	$366	$207	$969	$36	$35
816	Hardware/Paint	1,000 sf	$220	$374	$276	$248	13%	$28	$55	$35	$146	$5	$5
820	Retail 50,000 sfgla or less(4)	1,000 sfgla	$3,125	$11,640	$10,835	$3,517	13%	$7,317	$818	$379	$2,169	$75	$77
820.1P	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	$2,821	$12,033	$11,232	$3,175	13%	$8,057	$750	$303	$1,985	$69	$69
820.2P	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	$2,700	$11,572	$10,804	$3,039	13%	$7,765	$718	$289	$1,900	$66	$66
820.3P	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	$2,544	$11,205	$10,438	$2,863	13%	$7,575	$678	$266	$1,794	$63	$62
820.4P	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	$2,646	$11,592	$10,804	$2,978	13%	$7,826	$705	$278	$1,865	$66	$64
820.5P	Retail greater than 800,000 sfgla(5)	1,000 sfgla	$2,792	$11,074	$10,320	$3,142	13%	$7,177	$735	$325	$1,945	$70	$68
814	Specialty Retail	1,000 sf	$5,219	$23,466	$21,977	$5,874	13%	$16,103	$1,394	$538	$3,686	$130	$126
830.P	Non-Veterinary Kennel	1,000 sf	$2,423	$10,416	$9,734	$2,727	13%	$7,006	$644	$257	$1,708	$58	$59
841	New/Used Auto Sales	1,000 sf	$4,042	$16,860	$15,797	$4,549	13%	$11,248	$1,070	$454	$2,825	$104	$97
848	Tire Store	1,000 sf	$2,365	$11,709	$10,933	$2,662	13%	$8,271	$638	$222	$1,686	$60	$57
850	Supermarket	1,000 sf	$4,184	$19,548	$18,274	$4,709	13%	$13,565	$1,123	$407	$2,976	$101	$103
853	Convenience Store w/Gas Pumps	1,000 sf	$10,168	$41,150	$38,433	$11,444	13%	$26,989	$2,690	$1,121	$7,144	$237	$253
862	Home Improvement Superstore	1,000 sf	$1,565	$7,327	$6,816	$1,761	13%	$5,054	$420	$153	$1,112	$38	$38
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	$2,194	$9,778	$9,095	$2,469	13%	$6,626	$586	$223	$1,554	$53	$54
890	Furniture Store	1,000 sf	$602	$2,513	$2,295	$678	13%	$1,617	$160	$66	$421	$16	$14
912	Bank/Savings w/Drive-In	1,000 sf	$6,365	$16,240	$15,072	$7,164	13%	$7,908	$1,595	$1,034	$4,224	$156	$155
929P	Breakfast and Lunch Restaurant	1,000 sf	$6,491	$26,890	$25,158	$7,306	13%	$17,853	$1,718	$725	$4,544	$162	$157
930	Fast Casual Restaurant	1,000 sf	$16,140	$67,775	$63,568	$18,166	13%	$45,402	$4,277	$1,783	$11,313	$402	$390
931	Quality Restaurant	1,000 sf	$8,006	$34,584	$32,385	$9,011	13%	$23,374	$2,129	$858	$5,631	$199	$194
932	High-Turnover Restaurant	1,000 sf	$9,829	$41,106	$38,513	$11,063	13%	$27,451	$2,604	$1,089	$6,887	$245	$238
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$20,475	$93,881	$87,867	$23,045	13%	$64,822	$5,483	$2,032	$14,535	$492	$503
941	Quick Lube	bays	$3,839	$17,594	$16,506	$4,321	13%	$12,185	$1,027	$390	$2,714	$97	$92
942	Auto Repair or Body Shop	1,000 sf	$3,265	$13,224	$12,369	$3,675	13%	$8,694	$862	$375	$2,278	$82	$79
944	Gasoline Station	fuel pos.	$2,555	$12,304	$11,530	$2,876	13%	$8,655	$688	$241	$1,823	$61	$63
947	Self-Service Car Wash	bays	$3,849	$10,754	$10,085	$4,332	13%	$5,753	$965	$620	$2,559	$92	$94
913.P	Convenience/Gasoline/Fast Food Store	1,000 sf	$28,395	$139,736	$131,114	$31,959	13%	$99,155	$7,652	$2,660	$20,259	$697	$691
	INDUSTRIAL:												
110	General Light Industrial	1,000 sf	$0	$4,265	$3,985	$0	n/a	$3,985	$0	$0	$0	$0	$0
120	General Heavy Industrial	1,000 sf	$0	$961	$877	$0	n/a	$877	$0	$0	$0	$0	$0
130	Industrial Park	1,000 sf	$0	$2,747	$2,557	$0	n/a	$2,557	$0	$0	$0	$0	$0
140	Manufacturing	1,000 sf	$0	$3,281	$3,060	$0	n/a	$3,060	$0	$0	$0	$0	$0
150	Warehouse	1,000 sf	$0	$1,184	$1,086	$0	n/a	$1,086	$0	$0	$0	$0	$0
152	High-Cube Warehouse	1,000 sf	$0	$9,410	$8,830	$0	n/a	$8,830	$0	$0	$0	$0	$0
160.P	Airport Hangar	1,000 sf	$0	$2,928	$2,727	$0	n/a	$2,727	$0	$0	$0	$0	$0
	OTHER:												
n/a	Mining	1,000 cy	$0	n/a	n/a	$0	n/a	n/a	$0	$0	$0	$0	$0

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Urban (Fee District A) TOD Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RESIDENTIAL:												
	Single Family (Detached)												
210.0P	Accesory Dwel ling Unit	du	new	$2,234	$2,074	$578	n/a	$1,496	$132	$72	$348	$13.3	$12
210.1P	< 1,500 s.f. & Hh Inc < 80% SHIP	du	$0	$3,336	$3,079	$0	n/a	$3,079	$0	$0	$0	$0.0	$0
210.2P	0 to 1,500 s.f.	du	$1,043	$5,478	$5,086	$1,174	13%	$3,912	$275	$123	$724	$27.3	$25
210.3P	1,501 to 2,499 s.f.	du	$1,459	$6,456	$5,966	$1,642	13%	$4,324	$376	$201	$992	$38.1	$35
210.4P	2,500 s.f. and greater	du	$1,582	$6,815	$6,239	$1,781	13%	$4,458	$408	$219	$1,075	$41.4	$37
210.5P	"Low Income" SHIP defined Multi-Family(2)	du	$0	$1,345	$1,179	$0	n/a	$1,179	$0	$0	$0	$0.0	$0
220	Multi-Family Apartments	du	$993	$3,890	$3,573	$1,118	13%	$2,455	$248	$165	$655	$25.7	$24
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	$1,002	$4,119	$3,811	$1,128	13%	$2,683	$255	$149	$674	$25.9	$24
232	High-Rise Condominium (3 or more stories)	du	$590	$2,319	$2,118	$664	13%	$1,454	$150	$89	$396	$15.2	$14
240	Mobile Home Park	du	$552	$2,380	$2,199	$621	13%	$1,578	$142	$78	$374	$14.2	$13
251	Age Restricted Single Family(3)	du	$481	$1,953	$1,769	$541	13%	$1,227	$123	$69	$325	$12.4	$11
252	Age Restricted Multi-Family(3)	du	$177	$279	$174	$199	13%	-$25	$44	$29	$117	$4.4	$4
253	Congregate Care Facility (Attached)(3)	du	$112	$522	$480	$126	13%	$354	$29	$14	$77	$2.8	$3
	LODGING:												
310	Hotel	room	$0	$5,269	$4,924	$0	n/a	$4,924	$0	$0	$0	$0.0	$0
320	Motel	room	$0	$1,513	$1,402	$0	n/a	$1,402	$0	$0	$0	$0.0	$0
330	Resort Hotel	room	$0	$4,418	$4,123	$0	n/a	$4,123	$0	$0	$0	$0.0	$0
	RECREATION:												
412	General Recreation	acre	$162	$1,475	$1,381	$182	13%	$1,198	$45	$11	$118	$4.2	$4
416	RV Park	RV space	$183	$479	$412	$206	13%	$206	$46	$30	$121	$4.7	$4
420	Marina	berth	$313	$2,059	$1,928	$352	13%	$1,575	$84	$30	$222	$8.2	$7
430	Golf Course	hole	$3,863	$27,355	$25,706	$4,348	13%	$21,358	$1,048	$346	$2,761	$101.0	$91
431	Miniature Golf Course	hole	$280	$2,922	$2,743	$315	13%	$2,428	$78	$17	$206	$7.3	$7
437	Bowling Alley	1,000 sf	$2,537	$22,923	$21,525	$2,855	13%	$18,669	$701	$177	$1,851	$65.1	$61
444	Movie Theater	screen	$3,211	$29,313	$27,473	$3,614	13%	$23,859	$888	$216	$2,354	$77.2	$79
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$1,106	$9,736	$9,121	$1,245	13%	$7,876	$305	$79	$806	$28.4	$26
495	Community Center/Gymnasium	1,000 sf	$2,286	$26,349	$24,760	$2,573	13%	$22,187	$642	$126	$1,691	$59.8	$54
496P	Ice Hockey Arena	1,000 sf	$199	$11,666	$10,947	$224	13%	$10,723	$58	$2	$154	$5.3	$5
	INSTITUTIONS:												
520	Elementary School	student	$110	$1,013	$946	$124	13%	$822	$30	$7	$80	$2.8	$3
522	Middle School	student	$157	$1,298	$1,214	$177	13%	$1,037	$43	$12	$114	$4.0	$4
530	High School	student	$166	$1,224	$1,144	$187	13%	$957	$45	$14	$119	$4.3	$4
540	University/Jr College (7,500 or fewer students) (Private)	student	$321	$1,679	$1,572	$361	13%	$1,211	$84	$39	$222	$8.4	$8
550	University/Jr College (more than 7,500 students) (Private)	student	$240	$1,125	$1,050	$270	13%	$780	$62	$32	$164	$6.3	$6
560	Church	1,000 sf	$756	$4,179	$3,929	$851	13%	$3,078	$200	$86	$527	$19.2	$18
565	Day Care	student	$68	$948	$888	$77	13%	$811	$19	$3	$51	$1.6	$2
566	Cemetery	acre	$807	$6,199	$5,808	$908	13%	$4,899	$221	$66	$581	$21.2	$19
610	Hospital	1,000 sf	$2,096	$8,494	$7,929	$2,359	13%	$5,570	$531	$324	$1,400	$55.1	$50
620	Nursing Home	bed	$133	$1,011	$939	$150	13%	$789	$36	$11	$96	$3.3	$3
	OFFICE:												
710	General Office 50,000 sf or less(4)	1,000 sf	$0	$8,331	$7,803	$0	n/a	$7,803	$0	$0	$0	$0.0	$0
710.1P	General Office 50,001-100,000 sf(4)	1,000 sf	$0	$7,694	$7,177	$0	n/a	$7,177	$0	$0	$0	$0.0	$0
710.2P	General Office 100,001-200,000 sf(4)	1,000 sf	$0	$7,514	$7,008	$0	n/a	$7,008	$0	$0	$0	$0.0	$0
710.3P	General Office 200,001-400,000 sf(4)	1,000 sf	$0	$7,338	$6,842	$0	n/a	$6,842	$0	$0	$0	$0.0	$0
710.4P	General Office greater than 400,000 sf(5)	1,000 sf	$0	$7,165	$6,680	$0	n/a	$6,680	$0	$0	$0	$0.0	$0
714	Corporate Headquarters Building	1,000 sf	$0	$5,504	$5,116	$0	n/a	$5,116	$0	$0	$0	$0.0	$0
720	Medical Office	1,000 sf	$0	$28,960	$27,188	$0	n/a	$27,188	$0	$0	$0	$0.0	$0
750	Office Park	1,000 sf	$0	$12,036	$11,269	$0	n/a	$11,269	$0	$0	$0	$0.0	$0
760	Research and Development Center	1,000 sf	$0	$8,360	$7,805	$0	n/a	$7,805	$0	$0	$0	$0.0	$0
770.P	Veterinarian Clinic	1,000 sf	$0	$17,134	$16,085	$0	n/a	$16,085	$0	$0	$0	$0.0	$0

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Urban (Fee District A) TOD Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RETAIL:												
151	Mini-Warehouse	1,000 sf	$382	$187	$147	$430	13%	-$284	$96	$63	$253	$9.5	$9
151.P	Free-Standing Recreational Vehicle/Boat Storage	Acre	$725	$4,033	$3,775	$816	13%	$2,959	$185	$105	$490	$18.0	$18
816	Hardware/Paint	1,000 sf	$110	$213	$125	$124	13%	$2	$28	$18	$73	$2.6	$3
820	Retail 50,000 sfgla or less(4)	1,000 sfgla	$1,562	$10,323	$9,600	$1,758	13%	$7,842	$409	$189	$1,084	$37.5	$38
820.1P	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	$1,410	$10,697	$9,979	$1,587	13%	$8,392	$375	$151	$992	$34.6	$34
820.2P	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	$1,350	$10,283	$9,594	$1,519	13%	$8,075	$359	$145	$950	$33.1	$33
820.3P	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	$1,272	$9,911	$9,222	$1,432	13%	$7,790	$339	$133	$897	$31.7	$31
820.4P	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	$1,323	$10,258	$9,551	$1,489	13%	$8,062	$353	$139	$932	$32.9	$32
820.5P	Retail greater than 800,000 sfgla(5)	1,000 sfgla	$1,396	$9,792	$9,116	$1,571	13%	$7,545	$368	$163	$972	$34.8	$34
814	Specialty Retail	1,000 sf	$2,609	$20,935	$19,599	$2,936	13%	$16,663	$697	$269	$1,843	$65.0	$63
830.P	Non-Veterinary Kennel	1,000 sf	$1,212	$9,286	$8,674	$1,364	13%	$7,310	$322	$128	$854	$29.1	$30
841	New/Used Auto Sales	1,000 sf	$2,021	$15,027	$14,074	$2,275	13%	$11,799	$535	$227	$1,412	$51.9	$48
848	Tire Store	1,000 sf	$1,182	$10,385	$9,689	$1,330	13%	$8,358	$319	$111	$843	$29.8	$28
850	Supermarket	1,000 sf	$2,092	$17,447	$16,304	$2,355	13%	$13,950	$561	$204	$1,488	$50.3	$51
853	Convenience Store w/Gas Pumps	1,000 sf	$5,084	$36,804	$34,365	$5,722	13%	$28,643	$1,345	$561	$3,572	$118.4	$126
862	Home Improvement Superstore	1,000 sf	$783	$6,474	$6,016	$881	13%	$5,134	$210	$76	$556	$19.2	$19
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	$1,097	$8,652	$8,040	$1,235	13%	$6,805	$293	$111	$777	$26.4	$27
890	Furniture Store	1,000 sf	$301	$2,133	$1,937	$339	13%	$1,598	$80	$33	$211	$7.8	$7
912	Bank/Savings w/Drive-In	1,000 sf	$3,183	$14,288	$13,239	$3,582	13%	$9,657	$798	$517	$2,112	$78.1	$77
929P	Breakfast and Lunch Restaurant	1,000 sf	$3,245	$23,954	$22,400	$3,652	13%	$18,748	$859	$363	$2,272	$80.8	$78
930	Fast Casual Restaurant	1,000 sf	$8,070	$60,641	$56,866	$9,083	13%	$47,783	$2,139	$891	$5,657	$201.0	$195
931	Quality Restaurant	1,000 sf	$4,003	$30,857	$28,885	$4,505	13%	$24,379	$1,064	$429	$2,815	$99.7	$97
932	High-Turnover Restaurant	1,000 sf	$4,915	$36,710	$34,384	$5,532	13%	$28,852	$1,302	$545	$3,444	$122.4	$119
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$10,238	$83,972	$78,575	$11,523	13%	$67,052	$2,742	$1,016	$7,268	$246.0	$251
941	Quick Lube	bays	$1,919	$15,737	$14,761	$2,160	13%	$12,601	$513	$195	$1,357	$48.4	$46
942	Auto Repair or Body Shop	1,000 sf	$1,633	$11,764	$10,997	$1,838	13%	$9,159	$431	$187	$1,139	$41.2	$39
944	Gasoline Station	fuel pos.	$1,278	$11,037	$10,343	$1,438	13%	$8,904	$344	$121	$912	$30.7	$31
947	Self-Service Car Wash	bays	$1,924	$9,647	$9,047	$2,165	13%	$6,882	$483	$310	$1,279	$46.2	$47
913.P	Convenience/Gasoline/Fast Food Store	1,000 sf	$14,198	$125,269	$117,532	$15,980	13%	$101,552	$3,826	$1,330	$10,130	$348.3	$346
	INDUSTRIAL:												
110	General Light Industrial	1,000 sf	$0	$3,779	$3,528	$0	n/a	$3,528	$0	$0	$0	$0.0	$0
120	General Heavy Industrial	1,000 sf	$0	$814	$738	$0	n/a	$738	$0	$0	$0	$0.0	$0
130	Industrial Park	1,000 sf	$0	$2,417	$2,246	$0	n/a	$2,246	$0	$0	$0	$0.0	$0
140	Manufacturing	1,000 sf	$0	$2,896	$2,697	$0	n/a	$2,697	$0	$0	$0	$0.0	$0
150	Warehouse	1,000 sf	$0	$1,014	$926	$0	n/a	$926	$0	$0	$0	$0.0	$0
152	High-Cube Warehouse	1,000 sf	$0	$8,395	$7,874	$0	n/a	$7,874	$0	$0	$0	$0.0	$0
160.P	Airport Hangar	1,000 sf	$0	$2,579	$2,399	$0	n/a	$2,399	$0	$0	$0	$0.0	$0
	OTHER:												
n/a	Mining	1,000 cy	$0	n/a	n/a	$0	n/a	n/a	$0	$0	$0	$0.0	$0

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Urban (Fee District A) West Market Area Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RESIDENTIAL:												
	Single Family (Detached)												
210.0P	Accesory Dwel ling Unit	du	new	$2,926	$2,725	$0	n/a	$2,725	$0	$0	$0	$0.0	$0.0
210.1P	< 1,500 s.f. & Hh Inc < 80% SHIP	du	$0	$4,457	$4,134	$0	n/a	$4,134	$0	$0	$0	$0.0	$0.0
210.2P	0 to 1,500 s.f.	du	$0	$7,187	$6,694	$0	n/a	$6,694	$0	$0	$0	$0.0	$0.0
210.3P	1,501 to 2,499 s.f.	du	$0	$8,591	$7,976	$0	n/a	$7,976	$0	$0	$0	$0.0	$0.0
210.4P	2,500 s.f. and greater	du	$0	$9,330	$8,606	$0	n/a	$8,606	$0	$0	$0	$0.0	$0.0
210.5P	"Low Income" SHIP defined Multi-Family(2)	du	$0	$2,066	$1,857	$0	n/a	$1,857	$0	$0	$0	$0.0	$0.0
220	Multi-Family Apartments	du	$0	$5,266	$4,867	$0	n/a	$4,867	$0	$0	$0	$0.0	$0.0
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	$0	$5,453	$5,066	$0	n/a	$5,066	$0	$0	$0	$0.0	$0.0
232	High-Rise Condominium (3 or more stories)	du	$0	$3,191	$2,938	$0	n/a	$2,938	$0	$0	$0	$0.0	$0.0
240	Mobile Home Park	du	$0	$3,158	$2,932	$0	n/a	$2,932	$0	$0	$0	$0.0	$0.0
251	Age Restricted Single Family(3)	du	$0	$2,756	$2,523	$0	n/a	$2,523	$0	$0	$0	$0.0	$0.0
252	Age Restricted Multi-Family(3)	du	$0	$727	$595	$0	n/a	$595	$0	$0	$0	$0.0	$0.0
253	Congregate Care Facility (Attached)(3)	du	$0	$698	$646	$0	n/a	$646	$0	$0	$0	$0.0	$0.0
	LODGING:												
310	Hotel	room	$0	$6,774	$6,341	$0	n/a	$6,341	$0	$0	$0	$0.0	$0.0
320	Motel	room	$0	$1,992	$1,853	$0	n/a	$1,853	$0	$0	$0	$0.0	$0.0
330	Resort Hotel	room	$0	$5,705	$5,334	$0	n/a	$5,334	$0	$0	$0	$0.0	$0.0
	RECREATION:												
412	General Recreation	acre	$0	$1,886	$1,767	$0	n/a	$1,767	$0	$0	$0	$0.0	$0.0
416	RV Park	RV space	$0	$769	$685	$0	n/a	$685	$0	$0	$0	$0.0	$0.0
420	Marina	berth	$0	$2,629	$2,465	$0	n/a	$2,465	$0	$0	$0	$0.0	$0.0
430	Golf Course	hole	$0	$34,549	$32,476	$0	n/a	$32,476	$0	$0	$0	$0.0	$0.0
431	Miniature Golf Course	hole	$0	$3,704	$3,478	$0	n/a	$3,478	$0	$0	$0	$0.0	$0.0
437	Bowling Alley	1,000 sf	$0	$28,977	$27,219	$0	n/a	$27,219	$0	$0	$0	$0.0	$0.0
444	Movie Theater	screen	$0	$36,929	$34,616	$0	n/a	$34,616	$0	$0	$0	$0.0	$0.0
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$0	$12,397	$11,624	$0	n/a	$11,624	$0	$0	$0	$0.0	$0.0
495	Community Center/Gymnasium	1,000 sf	$0	$33,284	$31,286	$0	n/a	$31,286	$0	$0	$0	$0.0	$0.0
496P	Ice Hockey Arena	1,000 sf	$0	$14,824	$13,920	$0	n/a	$13,920	$0	$0	$0	$0.0	$0.0
	INSTITUTIONS:												
520	Elementary School	student	$0	$1,301	$1,217	$0	n/a	$1,217	$0	$0	$0	$0.0	$0.0
522	Middle School	student	$0	$1,664	$1,558	$0	n/a	$1,558	$0	$0	$0	$0.0	$0.0
530	High School	student	$0	$1,573	$1,472	$0	n/a	$1,472	$0	$0	$0	$0.0	$0.0
540	University/Jr College (7,500 or fewer students) (Private)	student	$0	$2,149	$2,014	$0	n/a	$2,014	$0	$0	$0	$0.0	$0.0
550	University/Jr College (more than 7,500 students) (Private)	student	$0	$1,451	$1,357	$0	n/a	$1,357	$0	$0	$0	$0.0	$0.0
560	Church	1,000 sf	$0	$5,254	$4,940	$0	n/a	$4,940	$0	$0	$0	$0.0	$0.0
565	Day Care	student	$0	$1,200	$1,124	$0	n/a	$1,124	$0	$0	$0	$0.0	$0.0
566	Cemetery	acre	$0	$7,912	$7,420	$0	n/a	$7,420	$0	$0	$0	$0.0	$0.0
610	Hospital	1,000 sf	$0	$10,967	$10,256	$0	n/a	$10,256	$0	$0	$0	$0.0	$0.0
620	Nursing Home	bed	$0	$1,313	$1,223	$0	n/a	$1,223	$0	$0	$0	$0.0	$0.0
	OFFICE:												
710	General Office 50,000 sf or less(4)	1,000 sf	$0	$10,625	$9,961	$0	n/a	$9,961	$0	$0	$0	$0.0	$0.0
710.1P	General Office 50,001-100,000 sf(4)	1,000 sf	$0	$9,940	$9,290	$0	n/a	$9,290	$0	$0	$0	$0.0	$0.0
710.2P	General Office 100,001-200,000 sf(4)	1,000 sf	$0	$9,714	$9,078	$0	n/a	$9,078	$0	$0	$0	$0.0	$0.0
710.3P	General Office 200,001-400,000 sf(4)	1,000 sf	$0	$9,493	$8,869	$0	n/a	$8,869	$0	$0	$0	$0.0	$0.0
710.4P	General Office greater than 400,000 sf(5)	1,000 sf	$0	$9,276	$8,666	$0	n/a	$8,666	$0	$0	$0	$0.0	$0.0
714	Corporate Headquarters Building	1,000 sf	$0	$7,187	$6,700	$0	n/a	$6,700	$0	$0	$0	$0.0	$0.0
720	Medical Office	1,000 sf	$0	$36,677	$34,449	$0	n/a	$34,449	$0	$0	$0	$0.0	$0.0
750	Office Park	1,000 sf	$0	$15,400	$14,435	$0	n/a	$14,435	$0	$0	$0	$0.0	$0.0
760	Research and Development Center	1,000 sf	$0	$10,778	$10,080	$0	n/a	$10,080	$0	$0	$0	$0.0	$0.0
770.P	Veterinarian Clinic	1,000 sf	$0	$21,692	$20,373	$0	n/a	$20,373	$0	$0	$0	$0.0	$0.0

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Urban (Fee District A) West Market Area Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RETAIL:												
151	Mini-Warehouse	1,000 sf	$0	$358	$307	$0	n/a	$307	$0	$0	$0	$0.0	$0.0
151.P	Free-Standing Recreational Vehicle/Boat Storage	Acre	$0	$5,130	$4,805	$0	n/a	$4,805	$0	$0	$0	$0.0	$0.0
816	Hardware/Paint	1,000 sf	$0	$574	$463	$0	n/a	$463	$0	$0	$0	$0.0	$0.0
820	Retail 50,000 sfgla or less(4)	1,000 sfgla	$0	$13,284	$12,376	$0	n/a	$12,376	$0	$0	$0	$0.0	$0.0
820.1P	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	$0	$13,700	$12,797	$0	n/a	$12,797	$0	$0	$0	$0.0	$0.0
820.2P	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	$0	$13,180	$12,314	$0	n/a	$12,314	$0	$0	$0	$0.0	$0.0
820.3P	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	$0	$12,822	$11,956	$0	n/a	$11,956	$0	$0	$0	$0.0	$0.0
820.4P	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	$0	$13,258	$12,369	$0	n/a	$12,369	$0	$0	$0	$0.0	$0.0
820.5P	Retail greater than 800,000 sfgla(5)	1,000 sfgla	$0	$12,673	$11,823	$0	n/a	$11,823	$0	$0	$0	$0.0	$0.0
814	Specialty Retail	1,000 sf	$0	$26,626	$24,946	$0	n/a	$24,946	$0	$0	$0	$0.0	$0.0
830.P	Non-Veterinary Kennel	1,000 sf	$0	$11,826	$11,056	$0	n/a	$11,056	$0	$0	$0	$0.0	$0.0
841	New/Used Auto Sales	1,000 sf	$0	$19,148	$17,948	$0	n/a	$17,948	$0	$0	$0	$0.0	$0.0
848	Tire Store	1,000 sf	$0	$13,362	$12,487	$0	n/a	$12,487	$0	$0	$0	$0.0	$0.0
850	Supermarket	1,000 sf	$0	$22,170	$20,733	$0	n/a	$20,733	$0	$0	$0	$0.0	$0.0
853	Convenience Store w/Gas Pumps	1,000 sf	$0	$46,576	$43,511	$0	n/a	$43,511	$0	$0	$0	$0.0	$0.0
862	Home Improvement Superstore	1,000 sf	$0	$8,391	$7,815	$0	n/a	$7,815	$0	$0	$0	$0.0	$0.0
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	$0	$11,183	$10,413	$0	n/a	$10,413	$0	$0	$0	$0.0	$0.0
890	Furniture Store	1,000 sf	$0	$2,988	$2,741	$0	n/a	$2,741	$0	$0	$0	$0.0	$0.0
912	Bank/Savings w/Drive-In	1,000 sf	$0	$18,678	$17,360	$0	n/a	$17,360	$0	$0	$0	$0.0	$0.0
929P	Breakfast and Lunch Restaurant	1,000 sf	$0	$30,556	$28,602	$0	n/a	$28,602	$0	$0	$0	$0.0	$0.0
930	Fast Casual Restaurant	1,000 sf	$0	$76,680	$71,934	$0	n/a	$71,934	$0	$0	$0	$0.0	$0.0
931	Quality Restaurant	1,000 sf	$0	$39,235	$36,755	$0	n/a	$36,755	$0	$0	$0	$0.0	$0.0
932	High-Turnover Restaurant	1,000 sf	$0	$46,593	$43,669	$0	n/a	$43,669	$0	$0	$0	$0.0	$0.0
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$0	$106,252	$99,466	$0	n/a	$99,466	$0	$0	$0	$0.0	$0.0
941	Quick Lube	bays	$0	$19,912	$18,685	$0	n/a	$18,685	$0	$0	$0	$0.0	$0.0
942	Auto Repair or Body Shop	1,000 sf	$0	$15,045	$14,081	$0	n/a	$14,081	$0	$0	$0	$0.0	$0.0
944	Gasoline Station	fuel pos.	$0	$13,885	$13,013	$0	n/a	$13,013	$0	$0	$0	$0.0	$0.0
947	Self-Service Car Wash	bays	$0	$12,135	$11,381	$0	n/a	$11,381	$0	$0	$0	$0.0	$0.0
913.P	Convenience/Gasoline/Fast Food Store	1,000 sf	$0	$157,797	$148,070	$0	n/a	$148,070	$0	$0	$0	$0.0	$0.0
	INDUSTRIAL:												
110	General Light Industrial	1,000 sf	$0	$4,872	$4,556	$0	n/a	$4,556	$0	$0	$0	$0.0	$0.0
120	General Heavy Industrial	1,000 sf	$0	$1,145	$1,049	$0	n/a	$1,049	$0	$0	$0	$0.0	$0.0
130	Industrial Park	1,000 sf	$0	$3,159	$2,945	$0	n/a	$2,945	$0	$0	$0	$0.0	$0.0
140	Manufacturing	1,000 sf	$0	$3,762	$3,512	$0	n/a	$3,512	$0	$0	$0	$0.0	$0.0
150	Warehouse	1,000 sf	$0	$1,397	$1,287	$0	n/a	$1,287	$0	$0	$0	$0.0	$0.0
152	High-Cube Warehouse	1,000 sf	$0	$10,678	$10,022	$0	n/a	$10,022	$0	$0	$0	$0.0	$0.0
160.P	Airport Hangar	1,000 sf	$0	$3,364	$3,137	$0	n/a	$3,137	$0	$0	$0	$0.0	$0.0
	OTHER:												
n/a	Mining	1,000 cy	$0	$58	$54	$0	n/a	$54	$0	$0	$0	$0.0	$0.0

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Suburban (Fee District B) Standard Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RESIDENTIAL:												
	Single Family (Detached)												
210.0P	Accesory Dwelling Unit	du	new	$4,809	$4,514	$3,041	n/a	$1,473	$786	$91	$2,015	$94	$54
210.1P	< 1,500 s.f. & Hh Inc < 80% SHIP	du	$0	$7,480	$7,009	$0	0%	$7,009	$0	$0	$0	$0	$0
210.2P	0 to 1,500 s.f.	du	$6,141	$11,605	$10,887	$6,912	13%	$3,975	$1,789	$197	$4,590	$212	$124
210.3P	1,501 to 2,499 s.f.	du	$8,570	$14,085	$13,188	$9,646	13%	$3,542	$2,485	$316	$6,375	$296	$173
210.4P	2,500 s.f. and greater	du	$9,312	$15,855	$14,799	$10,481	13%	$4,318	$2,703	$333	$6,935	$322	$188
210.5P	"Low Income" SHIP defined Multi-Family(2)	du	$0	$4,224	$3,916	$0	0%	$3,916	$0	$0	$0	$0	$0
220	Multi-Family Apartments	du	$7,064	$8,958	$8,372	$8,372	19%	$0	$2,131	$373	$5,460	$259	$149
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	$5,890	$8,977	$8,408	$6,629	13%	$1,779	$1,705	$233	$4,368	$205	$118
232	High-Rise Condominium (3 or more stories)	du	$3,336	$5,648	$5,277	$3,755	13%	$1,521	$969	$119	$2,484	$116	$67
240	Mobile Home Park	du	$3,257	$5,082	$4,747	$3,666	13%	$1,081	$944	$126	$2,417	$114	$65
251	Age Restricted Single Family(3)	du	$2,851	$4,994	$4,653	$3,209	13%	$1,445	$829	$99	$2,125	$99	$57
252	Age Restricted Multi-Family(3)	du	$1,472	$2,141	$1,943	$1,657	13%	$286	$425	$62	$1,088	$52	$29
253	Congregate Care Facility (Attached)(3)	du	$821	$1,222	$1,144	$924	13%	$220	$238	$33	$608	$29	$16
	LODGING:												
310	Hotel	room	$0	$9,954	$9,358	$0	0%	$9,358	$0	$0	$0	$0	$0
320	Motel	room	$0	$3,087	$2,893	$0	0%	$2,893	$0	$0	$0	$0	$0
330	Resort Hotel	room	$0	$8,446	$7,935	$0	0%	$7,935	$0	$0	$0	$0	$0
	RECREATION:												
412	General Recreation	acre	$888	$2,800	$2,634	$999	13%	$1,634	$262	$17	$672	$31	$18
416	RV Park	RV space	$960	$1,309	$1,191	$1,080	13%	$110	$276	$43	$708	$34	$19
420	Marina	berth	$1,641	$3,839	$3,612	$1,847	13%	$1,765	$481	$42	$1,234	$57	$33
430	Golf Course	hole	$20,155	$49,616	$46,759	$22,685	13%	$24,075	$5,917	$493	$15,171	$699	$405
431	Miniature Golf Course	hole	$1,475	$5,334	$5,023	$1,660	13%	$3,363	$436	$25	$1,119	$51	$30
437	Bowling Alley	1,000 sf	$13,289	$42,496	$40,050	$14,957	13%	$25,093	$3,925	$248	$10,054	$464	$266
444	Movie Theater	screen	$17,263	$56,500	$53,173	$19,430	13%	$33,743	$5,116	$300	$13,058	$617	$339
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$5,816	$18,582	$17,506	$6,546	13%	$10,960	$1,718	$109	$4,400	$203	$116
495	Community Center/Gymnasium	1,000 sf	$11,953	$47,971	$45,220	$13,453	13%	$31,767	$3,540	$179	$9,079	$414	$240
496P	Ice Hockey Arena	1,000 sf	$1,210	$21,503	$20,268	$1,362	13%	$18,906	$362	$4	$930	$42	$24
	INSTITUTIONS:												
520	Elementary School	student	$740	$1,492	$1,399	$833	13%	$566	$216	$22	$554	$26	$15
522	Middle School	student	$1,054	$1,906	$1,789	$1,186	13%	$603	$307	$35	$786	$37	$21
530	High School	student	$1,113	$1,803	$1,692	$1,253	13%	$439	$323	$41	$827	$39	$22
540	University/Jr College (7,500 or fewer students) (Private)	student	$1,927	$2,414	$2,267	$2,169	13%	$98	$553	$93	$1,418	$67	$39
550	University/Jr College (more than 7,500 students) (Private)	student	$1,337	$1,636	$1,534	$1,505	13%	$29	$383	$66	$982	$46	$27
560	Church	1,000 sf	$4,528	$5,999	$5,653	$5,096	13%	$556	$1,306	$201	$3,340	$160	$90
565	Day Care	student	$522	$1,442	$1,355	$588	13%	$768	$154	$11	$394	$19	$10
566	Cemetery	acre	$5,114	$8,971	$8,437	$5,756	13%	$2,681	$1,487	$175	$3,813	$178	$103
610	Hospital	1,000 sf	$9,986	$12,387	$11,616	$11,239	13%	$377	$2,864	$485	$7,342	$347	$200
620	Nursing Home	bed	$906	$1,589	$1,488	$1,020	13%	$468	$265	$30	$675	$32	$18
	OFFICE:												
710	General Office 50,000 sf or less(4)	1,000 sf	$0	$11,989	$11,262	$0	0%	$11,262	$0	$0	$0	$0	$0
710.1P	General Office 50,001-100,000 sf(4)	1,000 sf	$0	$11,512	$10,800	$0	0%	$10,800	$0	$0	$0	$0	$0
710.2P	General Office 100,001-200,000 sf(4)	1,000 sf	$0	$11,257	$10,560	$0	0%	$10,560	$0	$0	$0	$0	$0
710.3P	General Office 200,001-400,000 sf(4)	1,000 sf	$0	$11,007	$10,324	$0	0%	$10,324	$0	$0	$0	$0	$0
710.4P	General Office greater than 400,000 sf(5)	1,000 sf	$0	$10,762	$10,093	$0	0%	$10,093	$0	$0	$0	$0	$0
714	Corporate Headquarters Building	1,000 sf	$0	$8,403	$7,870	$0	0%	$7,870	$0	$0	$0	$0	$0
720	Medical Office	1,000 sf	$0	$41,511	$39,078	$0	0%	$39,078	$0	$0	$0	$0	$0
750	Office Park	1,000 sf	$0	$17,392	$16,347	$0	0%	$16,347	$0	$0	$0	$0	$0
760	Research and Development Center	1,000 sf	$0	$12,400	$11,637	$0	0%	$11,637	$0	$0	$0	$0	$0
770.P	Veterinarian Clinic	1,000 sf	$0	$24,486	$23,041	$0	0%	$23,041	$0	$0	$0	$0	$0

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Suburban (Fee District B) Standard Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RETAIL:												
151	Mini-Warehouse	1,000 sf	$533	$632	$574	$574	8%	$0	$147	$25	$375	$18	$10
151.P	Free-Standing Recreational Vehicle/Boat Storage	Acre	$3,577	$6,218	$5,845	$5,366	50%	$480	$1,376	$211	$3,515	$170	$94
816	Hardware/Paint	1,000 sf	$658	$1,262	$1,133	$987	50%	$146	$255	$35	$649	$32	$17
820	Retail 50,000 sfgla or less(4)	1,000 sfgla	$7,822	$16,854	$15,793	$11,733	50%	$4,060	$3,043	$354	$7,758	$375	$203
820.1P	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	$7,051	$16,830	$15,787	$10,577	50%	$5,210	$2,747	$297	$7,012	$336	$184
820.2P	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	$6,694	$16,187	$15,186	$10,041	50%	$5,145	$2,608	$281	$6,658	$319	$175
820.3P	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	$6,319	$15,704	$14,711	$9,479	50%	$5,232	$2,462	$260	$6,291	$299	$166
820.4P	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	$6,554	$16,213	$15,194	$9,831	50%	$5,363	$2,553	$273	$6,522	$311	$172
820.5P	Retail greater than 800,000 sfgla(5)	1,000 sfgla	$6,860	$15,507	$14,532	$10,290	50%	$4,242	$2,664	$314	$6,806	$325	$180
814	Specialty Retail	1,000 sf	$12,740	$32,240	$30,314	$19,110	50%	$11,204	$4,966	$520	$12,686	$604	$335
830.P	Non-Veterinary Kennel	1,000 sf	$5,953	$14,112	$13,237	$8,930	50%	$4,307	$2,321	$249	$5,918	$286	$155
841	New/Used Auto Sales	1,000 sf	$9,754	$22,788	$21,434	$14,631	50%	$6,803	$3,786	$439	$9,691	$457	$259
848	Tire Store	1,000 sf	$5,760	$16,292	$15,295	$8,640	50%	$6,655	$2,251	$212	$5,754	$272	$152
850	Supermarket	1,000 sf	$10,439	$27,489	$25,812	$15,659	50%	$10,153	$4,084	$391	$10,411	$501	$271
853	Convenience Store w/Gas Pumps	1,000 sf	$24,024	$59,085	$55,452	$36,036	50%	$19,416	$9,403	$919	$23,931	$1,163	$620
862	Home Improvement Superstore	1,000 sf	$3,929	$10,423	$9,757	$5,894	50%	$3,864	$1,535	$149	$3,919	$187	$103
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	$5,506	$14,255	$13,356	$8,259	50%	$5,097	$2,153	$210	$5,488	$264	$143
890	Furniture Store	1,000 sf	$1,475	$3,920	$3,644	$2,213	50%	$1,431	$574	$60	$1,471	$69	$39
912	Bank/Savings w/Drive-In	1,000 sf	$14,384	$23,636	$22,113	$21,576	50%	$537	$5,526	$884	$14,105	$685	$376
929P	Breakfast and Lunch Restaurant	1,000 sf	$15,970	$37,429	$35,189	$23,955	50%	$11,234	$6,211	$700	$15,867	$757	$419
930	Fast Casual Restaurant	1,000 sf	$39,169	$92,408	$86,965	$58,754	50%	$28,211	$15,237	$1,705	$38,926	$1,856	$1,029
931	Quality Restaurant	1,000 sf	$19,586	$47,778	$44,933	$29,379	50%	$15,554	$7,627	$824	$19,485	$928	$514
932	High-Turnover Restaurant	1,000 sf	$24,054	$56,545	$53,191	$36,081	50%	$17,110	$9,356	$1,051	$23,902	$1,140	$632
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$46,712	$131,548	$123,626	$70,068	50%	$53,558	$18,307	$1,633	$46,673	$2,241	$1,215
941	Quick Lube	bays	$9,306	$23,767	$22,368	$13,959	50%	$8,409	$3,626	$378	$9,271	$439	$245
942	Auto Repair or Body Shop	1,000 sf	$7,934	$18,255	$17,156	$11,901	50%	$5,255	$3,082	$358	$7,878	$374	$209
944	Gasoline Station	fuel pos.	$5,828	$17,050	$16,031	$8,742	50%	$7,289	$2,287	$194	$5,830	$280	$152
947	Self-Service Car Wash	bays	$10,537	$14,868	$13,987	$13,987	33%	$0	$3,583	$580	$9,135	$447	$243
913.P	Convenience/Gasoline/Fast Food Store	1,000 sf	$63,929	$190,776	$179,534	$95,894	50%	$83,640	$25,056	$2,167	$63,953	$3,046	$1,672
	INDUSTRIAL:												
110	General Light Industrial	1,000 sf	$0	$5,706	$5,361	$0	0%	$5,361	$0	$0	$0	$0	$0
120	General Heavy Industrial	1,000 sf	$0	$1,510	$1,406	$0	0%	$1,406	$0	$0	$0	$0	$0
130	Industrial Park	1,000 sf	$0	$3,778	$3,544	$0	0%	$3,544	$0	$0	$0	$0	$0
140	Manufacturing	1,000 sf	$0	$4,457	$4,184	$0	0%	$4,184	$0	$0	$0	$0	$0
150	Warehouse	1,000 sf	$0	$1,748	$1,626	$0	0%	$1,626	$0	$0	$0	$0	$0
152	High-Cube Warehouse	1,000 sf	$0	$12,055	$11,345	$0	0%	$11,345	$0	$0	$0	$0	$0
160.P	Airport Hangar	1,000 sf	$0	$4,009	$3,761	$0	0%	$3,761	$0	$0	$0	$0	$0
	OTHER:												
n/a	Mining	1,000 cy	$47	$65	$60	$60	29%	$0	$16	$2	$40	$2	$1

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W.E. Oliver, P.E., LLC
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Suburban (Fee District B) MUTRM Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RESIDENTIAL:												
	Single Family (Detached)												
210.0P	Accesory Dwelling Unit	du	new	$4,396	$4,125	$2,281	n/a	$1,844	$590	$69	$1,511	$71	$41
210.1P	< 1,500 s.f. & Hh Inc < 80% SHIP	du	$0	$6,386	$6,386	$0	n/a	$6,386	$0	$0	$0	$0	$0
210.2P	0 to 1,500 s.f.	du	$3,130	$9,936	$9,936	$3,523	13%	$6,414	$912	$100	$2,339	$108	$63
210.3P	1,501 to 2,499 s.f.	du	$4,376	$12,000	$12,000	$4,925	13%	$7,075	$1,269	$162	$3,255	$151	$88
210.4P	2,500 s.f. and greater	du	$4,747	$13,400	$13,400	$5,343	13%	$8,057	$1,378	$170	$3,535	$164	$96
210.5P	"Low Income" SHIP defined Multi-Family(2)	du	$0	$3,510	$3,510	$0	n/a	$3,510	$0	$0	$0	$0	$0
220	Multi-Family Apartments	du	$2,978	$7,597	$7,597	$3,352	13%	$4,245	$853	$149	$2,186	$104	$60
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	$3,007	$7,657	$7,657	$3,384	13%	$4,273	$870	$119	$2,230	$105	$60
232	High-Rise Condominium (3 or more stories)	du	$1,769	$4,786	$4,786	$1,991	13%	$2,795	$514	$63	$1,317	$62	$35
240	Mobile Home Park	du	$1,655	$4,307	$4,307	$1,863	13%	$2,444	$480	$64	$1,228	$58	$33
251	Age Restricted Single Family(3)	du	$1,443	$4,203	$4,203	$1,624	13%	$2,579	$420	$50	$1,075	$50	$29
252	Age Restricted Multi-Family(3)	du	$532	$1,684	$1,684	$599	13%	$1,085	$154	$22	$393	$19	$11
253	Congregate Care Facility (Attached)(3)	du	$336	$1,042	$1,042	$378	13%	$663	$97	$13	$249	$12	$7
	LODGING:												
310	Hotel	room	$0	$8,568	$8,568	$0	n/a	$8,568	$0	$0	$0	$0	$0
320	Motel	room	$0	$2,637	$2,637	$0	n/a	$2,637	$0	$0	$0	$0	$0
330	Resort Hotel	room	$0	$7,259	$7,259	$0	n/a	$7,259	$0	$0	$0	$0	$0
	RECREATION:												
412	General Recreation	acre	$485	$2,415	$2,415	$546	13%	$1,869	$143	$9	$367	$17	$10
416	RV Park	RV space	$548	$1,035	$1,035	$617	13%	$419	$158	$25	$404	$19	$11
420	Marina	berth	$938	$3,312	$3,312	$1,056	13%	$2,257	$275	$24	$705	$33	$19
430	Golf Course	hole	$11,588	$42,978	$42,978	$13,042	13%	$29,935	$3,402	$283	$8,722	$402	$233
431	Miniature Golf Course	hole	$840	$4,613	$4,613	$945	13%	$3,667	$248	$14	$637	$29	$17
437	Bowling Alley	1,000 sf	$7,610	$36,823	$36,823	$8,565	13%	$28,258	$2,248	$142	$5,757	$266	$152
444	Movie Theater	screen	$9,633	$48,890	$48,890	$10,842	13%	$38,048	$2,855	$167	$7,286	$344	$189
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$3,317	$16,087	$16,087	$3,733	13%	$12,354	$980	$62	$2,509	$116	$66
495	Community Center/Gymnasium	1,000 sf	$6,859	$41,579	$41,579	$7,720	13%	$33,859	$2,031	$103	$5,210	$238	$138
496P	Ice Hockey Arena	1,000 sf	$597	$18,628	$18,628	$672	13%	$17,956	$179	$2	$459	$21	$12
	INSTITUTIONS:												
520	Elementary School	student	$331	$1,278	$1,278	$373	13%	$906	$97	$10	$248	$12	$7
522	Middle School	student	$471	$1,635	$1,635	$530	13%	$1,105	$137	$15	$351	$17	$9
530	High School	student	$498	$1,546	$1,546	$561	13%	$985	$145	$18	$370	$18	$10
540	University/Jr College (7,500 or fewer students) (Private)	student	$962	$2,074	$2,074	$1,083	13%	$991	$276	$46	$708	$33	$19
550	University/Jr College (more than 7,500 students) (Private)	student	$719	$1,399	$1,399	$809	13%	$590	$206	$35	$528	$25	$14
560	Church	1,000 sf	$2,267	$5,199	$5,199	$2,552	13%	$2,648	$654	$101	$1,672	$80	$45
565	Day Care	student	$203	$1,245	$1,245	$228	13%	$1,016	$60	$4	$153	$7	$4
566	Cemetery	acre	$2,421	$7,731	$7,731	$2,725	13%	$5,006	$704	$83	$1,805	$84	$49
610	Hospital	1,000 sf	$6,288	$10,596	$10,596	$7,077	13%	$3,519	$1,804	$306	$4,623	$219	$126
620	Nursing Home	bed	$399	$1,358	$1,358	$449	13%	$909	$117	$13	$297	$14	$8
	OFFICE:												
710	General Office 50,000 sf or less(4)	1,000 sf	$0	$10,305	$10,305	$0	n/a	$10,305	$0	$0	$0	$0	$0
710.1P	General Office 50,001-100,000 sf(4)	1,000 sf	$0	$9,863	$9,863	$0	n/a	$9,863	$0	$0	$0	$0	$0
710.2P	General Office 100,001-200,000 sf(4)	1,000 sf	$0	$9,642	$9,642	$0	n/a	$9,642	$0	$0	$0	$0	$0
710.3P	General Office 200,001-400,000 sf(4)	1,000 sf	$0	$9,425	$9,425	$0	n/a	$9,425	$0	$0	$0	$0	$0
710.4P	General Office greater than 400,000 sf(5)	1,000 sf	$0	$9,213	$9,213	$0	n/a	$9,213	$0	$0	$0	$0	$0
714	Corporate Headquarters Building	1,000 sf	$0	$7,168	$7,168	$0	n/a	$7,168	$0	$0	$0	$0	$0
720	Medical Office	1,000 sf	$0	$35,873	$35,873	$0	n/a	$35,873	$0	$0	$0	$0	$0
750	Office Park	1,000 sf	$0	$14,965	$14,965	$0	n/a	$14,965	$0	$0	$0	$0	$0
760	Research and Development Center	1,000 sf	$0	$10,633	$10,633	$0	n/a	$10,633	$0	$0	$0	$0	$0
770.P	Veterinarian Clinic	1,000 sf	$0	$21,139	$21,139	$0	n/a	$21,139	$0	$0	$0	$0	$0

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W.E. Oliver, P.E., LLC
Traffic Engineering
Transportation Planning

Suburban (Fee District B) MUTRM Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RETAIL:												
151	Mini-Warehouse	1,000 sf	$592	$499	$499	$519	-12%	-$20	$133	$22	$339	$16	$9
151.P	Free-Standing Recreational Vehicle/Boat Storage	Acre	$2,076	$5,363	$5,363	$2,403	16%	$2,960	$616	$95	$1,574	$76	$42
816	Hardware/Paint	1,000 sf	$330	$970	$970	$371	13%	$599	$96	$13	$244	$12	$6
820	Retail 50,000 sfgla or less(4)	1,000 sfgla	$4,687	$14,455	$14,455	$5,275	13%	$9,179	$1,368	$159	$3,488	$169	$91
820.1P	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	$4,231	$14,450	$14,450	$4,762	13%	$9,688	$1,237	$134	$3,157	$151	$83
820.2P	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	$4,050	$13,897	$13,897	$4,558	13%	$9,339	$1,184	$127	$3,022	$145	$79
820.3P	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	$3,816	$13,429	$13,429	$4,295	13%	$9,134	$1,116	$118	$2,850	$136	$75
820.4P	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	$3,968	$13,874	$13,874	$4,466	13%	$9,408	$1,160	$124	$2,963	$141	$78
820.5P	Retail greater than 800,000 sfgla(5)	1,000 sfgla	$4,188	$13,265	$13,265	$4,714	13%	$8,551	$1,220	$144	$3,118	$149	$83
814	Specialty Retail	1,000 sf	$7,828	$27,810	$27,810	$8,810	13%	$19,000	$2,289	$240	$5,849	$278	$154
830.P	Non-Veterinary Kennel	1,000 sf	$3,635	$12,122	$12,122	$4,091	13%	$8,030	$1,064	$114	$2,712	$131	$71
841	New/Used Auto Sales	1,000 sf	$6,063	$19,660	$19,660	$6,824	13%	$12,836	$1,766	$205	$4,520	$213	$121
848	Tire Store	1,000 sf	$3,547	$13,996	$13,996	$3,992	13%	$10,004	$1,040	$98	$2,659	$126	$70
850	Supermarket	1,000 sf	$6,276	$23,678	$23,678	$7,064	13%	$16,615	$1,842	$176	$4,697	$226	$122
853	Convenience Store w/Gas Pumps	1,000 sf	$15,252	$50,933	$50,933	$17,166	13%	$33,767	$4,479	$438	$11,400	$554	$295
862	Home Improvement Superstore	1,000 sf	$2,348	$8,904	$8,904	$2,643	13%	$6,261	$689	$67	$1,757	$84	$46
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	$3,291	$12,213	$12,213	$3,704	13%	$8,508	$966	$94	$2,462	$118	$64
890	Furniture Store	1,000 sf	$903	$3,279	$3,279	$1,016	13%	$2,263	$264	$27	$676	$32	$18
912	Bank/Savings w/Drive-In	1,000 sf	$9,548	$20,158	$20,158	$10,746	13%	$9,412	$2,752	$440	$7,025	$341	$187
929P	Breakfast and Lunch Restaurant	1,000 sf	$9,736	$32,284	$32,284	$10,958	13%	$21,326	$2,841	$320	$7,258	$346	$192
930	Fast Casual Restaurant	1,000 sf	$24,209	$79,907	$79,907	$27,247	13%	$52,660	$7,066	$791	$18,052	$861	$477
931	Quality Restaurant	1,000 sf	$12,008	$41,247	$41,247	$13,515	13%	$27,732	$3,509	$379	$8,964	$427	$237
932	High-Turnover Restaurant	1,000 sf	$14,744	$48,843	$48,843	$16,595	13%	$32,248	$4,303	$483	$10,993	$524	$291
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$30,713	$113,561	$113,561	$34,568	13%	$78,994	$9,032	$805	$23,026	$1,106	$599
941	Quick Lube	bays	$5,758	$20,546	$20,546	$6,481	13%	$14,066	$1,684	$175	$4,304	$204	$114
942	Auto Repair or Body Shop	1,000 sf	$4,898	$15,725	$15,725	$5,513	13%	$10,212	$1,427	$166	$3,649	$173	$97
944	Gasoline Station	fuel pos.	$3,833	$14,744	$14,744	$4,314	13%	$10,430	$1,129	$96	$2,877	$138	$75
947	Self-Service Car Wash	bays	$5,773	$12,864	$12,864	$6,498	13%	$6,367	$1,664	$269	$4,243	$208	$113
913.P	Convenience/Gasoline/Fast Food Store	1,000 sf	$42,593	$165,063	$165,063	$47,939	13%	$117,124	$12,526	$1,083	$31,971	$1,523	$836
	INDUSTRIAL:												
110	General Light Industrial	1,000 sf	$0	$4,906	$4,906	$0	n/a	$4,906	$0	$0	$0	$0	$0
120	General Heavy Industrial	1,000 sf	$0	$1,268	$1,268	$0	n/a	$1,268	$0	$0	$0	$0	$0
130	Industrial Park	1,000 sf	$0	$3,235	$3,235	$0	n/a	$3,235	$0	$0	$0	$0	$0
140	Manufacturing	1,000 sf	$0	$3,823	$3,823	$0	n/a	$3,823	$0	$0	$0	$0	$0
150	Warehouse	1,000 sf	$0	$1,467	$1,467	$0	n/a	$1,467	$0	$0	$0	$0	$0
152	High-Cube Warehouse	1,000 sf	$0	$10,406	$10,406	$0	n/a	$10,406	$0	$0	$0	$0	$0
160.P	Airport Hangar	1,000 sf	$0	$3,434	$3,434	$0	n/a	$3,434	$0	$0	$0	$0	$0
	OTHER:												
n/a	Mining	1,000 cy	$0	"n/a"	n/a	#VALUE!	n/a	n/a	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

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W.E. Oliver, P.E., LLC
Traffic Engineering
Transportation Planning

Suburban (Fee District B) TND & LOSB Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RESIDENTIAL:												
	Single Family (Detached)												
210.0P	Accesory Dwel ling Unit	du	new	$4,157	$3,962	$1,521	n/a	$2,442	$393	$46	$1,008	$47	$27
210.1P	< 1,500 s.f. & Hh Inc < 80% SHIP	du	$0	$6,427	$6,126	$0	n/a	$6,126	$0	$0	$0	$0	$0
210.2P	0 to 1,500 s.f.	du	$2,087	$10,009	$9,541	$2,349	13%	$7,192	$608	$67	$1,560	$72	$42
210.3P	1,501 to 2,499 s.f.	du	$2,918	$12,070	$11,505	$3,284	13%	$8,221	$846	$108	$2,171	$101	$59
210.4P	2,500 s.f. and greater	du	$3,165	$13,446	$12,817	$3,562	13%	$9,255	$919	$113	$2,357	$109	$64
210.5P	"Low Income" SHIP defined Multi-Family(2)	du	$0	$3,505	$3,341	$0	n/a	$3,341	$0	$0	$0	$0	$0
220	Multi-Family Apartments	du	$1,986	$7,632	$7,275	$2,235	13%	$5,039	$569	$100	$1,458	$69	$40
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	$2,005	$7,705	$7,345	$2,257	13%	$5,088	$580	$79	$1,487	$70	$40
232	High-Rise Condominium (3 or more stories)	du	$1,179	$4,807	$4,582	$1,327	13%	$3,255	$343	$42	$878	$41	$24
240	Mobile Home Park	du	$1,104	$4,326	$4,123	$1,243	13%	$2,881	$320	$43	$819	$39	$22
251	Age Restricted Single Family(3)	du	$962	$4,212	$4,015	$1,083	13%	$2,932	$280	$33	$717	$33	$19
252	Age Restricted Multi-Family(3)	du	$355	$1,654	$1,576	$400	13%	$1,177	$103	$15	$262	$13	$7
253	Congregate Care Facility (Attached)(3)	du	$224	$1,048	$999	$252	13%	$747	$65	$9	$166	$8	$4
	LODGING:												
310	Hotel	room	$0	$8,643	$8,238	$0	n/a	$8,238	$0	$0	$0	$0	$0
320	Motel	room	$0	$2,655	$2,531	$0	n/a	$2,531	$0	$0	$0	$0	$0
330	Resort Hotel	room	$0	$7,320	$6,978	$0	n/a	$6,978	$0	$0	$0	$0	$0
	RECREATION:												
412	General Recreation	acre	$323	$2,437	$2,323	$364	13%	$1,960	$95	$6	$244	$11	$6
416	RV Park	RV space	$365	$1,018	$971	$411	13%	$560	$105	$17	$269	$13	$7
420	Marina	berth	$626	$3,344	$3,187	$705	13%	$2,483	$184	$16	$471	$22	$13
430	Golf Course	hole	$7,726	$43,436	$41,403	$8,696	13%	$32,707	$2,268	$189	$5,815	$268	$155
431	Miniature Golf Course	hole	$560	$4,660	$4,441	$630	13%	$3,811	$166	$9	$425	$19	$11
437	Bowling Alley	1,000 sf	$5,074	$37,222	$35,479	$5,711	13%	$29,769	$1,499	$95	$3,839	$177	$101
444	Movie Theater	screen	$6,422	$49,420	$47,107	$7,228	13%	$39,879	$1,903	$112	$4,858	$230	$126
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$2,212	$16,258	$15,497	$2,490	13%	$13,007	$653	$41	$1,673	$77	$44
495	Community Center/Gymnasium	1,000 sf	$4,573	$42,030	$40,063	$5,147	13%	$34,916	$1,354	$69	$3,474	$158	$92
496P	Ice Hockey Arena	1,000 sf	$398	$18,826	$17,945	$448	13%	$17,497	$119	$1	$306	$14	$8
	INSTITUTIONS:												
520	Elementary School	student	$221	$1,288	$1,228	$249	13%	$979	$65	$6	$165	$8	$4
522	Middle School	student	$314	$1,649	$1,572	$353	13%	$1,218	$92	$10	$234	$11	$6
530	High School	student	$332	$1,558	$1,485	$374	13%	$1,111	$96	$12	$247	$12	$7
540	University/Jr College (7,500 or fewer students) (Private)	student	$642	$2,091	$1,993	$723	13%	$1,271	$184	$31	$472	$22	$13
550	University/Jr College (more than 7,500 students) (Private)	student	$480	$1,409	$1,343	$540	13%	$803	$138	$24	$353	$17	$10
560	Church	1,000 sf	$1,511	$5,257	$5,011	$1,701	13%	$3,310	$436	$67	$1,115	$53	$30
565	Day Care	student	$136	$1,258	$1,199	$153	13%	$1,046	$40	$3	$103	$5	$3
566	Cemetery	acre	$1,614	$7,802	$7,437	$1,817	13%	$5,620	$469	$55	$1,203	$56	$32
610	Hospital	1,000 sf	$4,192	$10,671	$10,172	$4,718	13%	$5,454	$1,202	$204	$3,082	$146	$84
620	Nursing Home	bed	$266	$1,368	$1,304	$299	13%	$1,005	$78	$9	$198	$10	$5
	OFFICE:												
710	General Office 50,000 sf or less(4)	1,000 sf	$0	$10,393	$9,906	$0	n/a	$9,906	$0	$0	$0	$0	$0
710.1P	General Office 50,001-100,000 sf(4)	1,000 sf	$0	$9,938	$9,473	$0	n/a	$9,473	$0	$0	$0	$0	$0
710.2P	General Office 100,001-200,000 sf(4)	1,000 sf	$0	$9,714	$9,259	$0	n/a	$9,259	$0	$0	$0	$0	$0
710.3P	General Office 200,001-400,000 sf(4)	1,000 sf	$0	$9,495	$9,051	$0	n/a	$9,051	$0	$0	$0	$0	$0
710.4P	General Office greater than 400,000 sf(5)	1,000 sf	$0	$9,281	$8,846	$0	n/a	$8,846	$0	$0	$0	$0	$0
714	Corporate Headquarters Building	1,000 sf	$0	$7,213	$6,875	$0	n/a	$6,875	$0	$0	$0	$0	$0
720	Medical Office	1,000 sf	$0	$36,235	$34,538	$0	n/a	$34,538	$0	$0	$0	$0	$0
750	Office Park	1,000 sf	$0	$15,097	$14,390	$0	n/a	$14,390	$0	$0	$0	$0	$0
760	Research and Development Center	1,000 sf	$0	$10,716	$10,215	$0	n/a	$10,215	$0	$0	$0	$0	$0
770.P	Veterinarian Clinic	1,000 sf	$0	$21,346	$20,347	$0	n/a	$20,347	$0	$0	$0	$0	$0

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W.E. Oliver, P.E., LLC
Traffic Engineering
Transportation Planning

Suburban (Fee District B) TND & LOSB Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RETAIL:												
151	Mini-Warehouse	1,000 sf	$567	$491	$468	$495	-13%	-$28	$127	$21	$323	$16	$9
151.P	Free-Standing Recreational Vehicle/Boat Storage	Acre	$1,391	$5,415	$5,162	$1,613	16%	$3,549	$414	$63	$1,056	$51	$28
816	Hardware/Paint	1,000 sf	$220	$946	$902	$248	13%	$654	$64	$9	$163	$8	$4
820	Retail 50,000 sfgla or less(4)	1,000 sfgla	$3,125	$14,580	$13,897	$3,517	13%	$10,380	$912	$106	$2,326	$112	$61
820.1P	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	$2,821	$14,575	$13,893	$3,175	13%	$10,718	$825	$89	$2,105	$101	$55
820.2P	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	$2,700	$14,017	$13,360	$3,039	13%	$10,322	$789	$85	$2,015	$97	$53
820.3P	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	$2,544	$13,529	$12,896	$2,863	13%	$10,032	$744	$79	$1,900	$90	$50
820.4P	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	$2,646	$13,978	$13,324	$2,978	13%	$10,346	$773	$83	$1,976	$94	$52
820.5P	Retail greater than 800,000 sfgla(5)	1,000 sfgla	$2,792	$13,362	$12,737	$3,142	13%	$9,594	$814	$96	$2,079	$99	$55
814	Specialty Retail	1,000 sf	$5,219	$28,082	$26,768	$5,874	13%	$20,894	$1,526	$160	$3,899	$186	$103
830.P	Non-Veterinary Kennel	1,000 sf	$2,423	$12,230	$11,657	$2,727	13%	$8,930	$709	$76	$1,808	$87	$47
841	New/Used Auto Sales	1,000 sf	$4,042	$19,850	$18,921	$4,549	13%	$14,371	$1,177	$136	$3,013	$142	$80
848	Tire Store	1,000 sf	$2,365	$14,116	$13,455	$2,662	13%	$10,793	$693	$65	$1,773	$84	$47
850	Supermarket	1,000 sf	$4,184	$23,909	$22,790	$4,709	13%	$18,081	$1,228	$118	$3,131	$151	$82
853	Convenience Store w/Gas Pumps	1,000 sf	$10,168	$51,460	$49,051	$11,444	13%	$37,607	$2,986	$292	$7,600	$369	$197
862	Home Improvement Superstore	1,000 sf	$1,565	$8,969	$8,549	$1,761	13%	$6,787	$459	$45	$1,171	$56	$31
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	$2,194	$12,313	$11,736	$2,469	13%	$9,267	$644	$63	$1,641	$79	$43
890	Furniture Store	1,000 sf	$602	$3,281	$3,128	$678	13%	$2,450	$176	$18	$450	$21	$12
912	Bank/Savings w/Drive-In	1,000 sf	$6,365	$20,295	$19,345	$7,164	13%	$12,181	$1,835	$293	$4,683	$228	$125
929P	Breakfast and Lunch Restaurant	1,000 sf	$6,491	$32,600	$31,074	$7,306	13%	$23,768	$1,894	$214	$4,839	$231	$128
930	Fast Casual Restaurant	1,000 sf	$16,140	$80,749	$76,968	$18,166	13%	$58,803	$4,711	$527	$12,035	$574	$318
931	Quality Restaurant	1,000 sf	$8,006	$41,662	$39,712	$9,011	13%	$30,701	$2,339	$253	$5,976	$285	$158
932	High-Turnover Restaurant	1,000 sf	$9,829	$49,342	$47,031	$11,063	13%	$35,969	$2,869	$322	$7,328	$350	$194
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$20,475	$114,742	$109,370	$23,045	13%	$86,325	$6,021	$537	$15,350	$737	$400
941	Quick Lube	bays	$3,839	$20,760	$19,788	$4,321	13%	$15,467	$1,122	$117	$2,870	$136	$76
942	Auto Repair or Body Shop	1,000 sf	$3,265	$15,872	$15,129	$3,675	13%	$11,454	$952	$110	$2,433	$116	$65
944	Gasoline Station	fuel pos.	$2,555	$14,905	$14,207	$2,876	13%	$11,332	$752	$64	$1,918	$92	$50
947	Self-Service Car Wash	bays	$3,849	$13,006	$12,397	$4,332	13%	$8,065	$1,110	$180	$2,829	$139	$75
913.P	Convenience/Gasoline/Fast Food Store	1,000 sf	$28,395	$166,848	$159,036	$31,959	13%	$127,078	$8,350	$722	$21,314	$1,015	$557
	INDUSTRIAL:												
110	General Light Industrial	1,000 sf	$0	$4,949	$4,717	$0	n/a	$4,717	$0	$0	$0	$0	$0
120	General Heavy Industrial	1,000 sf	$0	$1,271	$1,211	$0	n/a	$1,211	$0	$0	$0	$0	$0
130	Industrial Park	1,000 sf	$0	$3,258	$3,106	$0	n/a	$3,106	$0	$0	$0	$0	$0
140	Manufacturing	1,000 sf	$0	$3,854	$3,673	$0	n/a	$3,673	$0	$0	$0	$0	$0
150	Warehouse	1,000 sf	$0	$1,469	$1,400	$0	n/a	$1,400	$0	$0	$0	$0	$0
152	High-Cube Warehouse	1,000 sf	$0	$10,507	$10,015	$0	n/a	$10,015	$0	$0	$0	$0	$0
160.P	Airport Hangar	1,000 sf	$0	$3,460	$3,298	$0	n/a	$3,298	$0	$0	$0	$0	$0
	OTHER:												
n/a	Mining	1,000 cy	$0	"n/a"	n/a	$0	n/a	n/a	$0	$0	$0	$0	$0

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W.E. Oliver, P.E., LLC
Traffic Engineering
Transportation Planning

Suburban (Fee District B) TOD Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RESIDENTIAL:												
	Single Family (Detached)												
210.0P	Accesory Dwel ling Unit	du	new	$3,693	$3,520	$760	n/a	$2,760	$197	$23	$504	$23.5	$14
210.1P	< 1,500 s.f. & Hh Inc < 80% SHIP	du	$0	$5,685	$5,418	$0	n/a	$5,418	$0	$0	$0	$0.0	$0
210.2P	0 to 1,500 s.f.	du	$1,043	$8,877	$8,462	$1,174	13%	$7,288	$304	$33	$780	$36.1	$21
210.3P	1,501 to 2,499 s.f.	du	$1,459	$10,656	$10,157	$1,642	13%	$8,515	$423	$54	$1,085	$50.4	$29
210.4P	2,500 s.f. and greater	du	$1,582	$11,780	$11,229	$1,781	13%	$9,448	$459	$57	$1,178	$54.7	$32
210.5P	"Low Income" SHIP defined Multi-Family(2)	du	$0	$3,022	$2,881	$0	n/a	$2,881	$0	$0	$0	$0.0	$0
220	Multi-Family Apartments	du	$993	$6,710	$6,396	$1,118	13%	$5,278	$284	$50	$729	$34.6	$20
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	$1,002	$6,811	$6,492	$1,128	13%	$5,365	$290	$40	$743	$34.9	$20
232	High-Rise Condominium (3 or more stories)	du	$590	$4,223	$4,025	$664	13%	$3,361	$171	$21	$439	$20.6	$12
240	Mobile Home Park	du	$552	$3,801	$3,623	$621	13%	$3,002	$160	$21	$410	$19.3	$11
251	Age Restricted Single Family(3)	du	$481	$3,676	$3,503	$541	13%	$2,962	$140	$17	$358	$16.7	$10
252	Age Restricted Multi-Family(3)	du	$177	$1,346	$1,283	$199	13%	$1,083	$51	$7	$131	$6.2	$4
253	Congregate Care Facility (Attached)(3)	du	$112	$926	$883	$126	13%	$757	$32	$4	$83	$3.9	$2
	LODGING:												
310	Hotel	room	$0	$7,702	$7,342	$0	n/a	$7,342	$0	$0	$0	$0.0	$0
320	Motel	room	$0	$2,351	$2,241	$0	n/a	$2,241	$0	$0	$0	$0.0	$0
330	Resort Hotel	room	$0	$6,515	$6,210	$0	n/a	$6,210	$0	$0	$0	$0.0	$0
	RECREATION:												
412	General Recreation	acre	$162	$2,177	$2,075	$182	13%	$1,892	$48	$3	$123	$5.7	$3
416	RV Park	RV space	$183	$833	$794	$206	13%	$588	$53	$8	$135	$6.4	$4
420	Marina	berth	$313	$2,987	$2,847	$352	13%	$2,495	$92	$8	$235	$10.9	$6
430	Golf Course	hole	$3,863	$38,935	$37,112	$4,348	13%	$32,764	$1,134	$94	$2,908	$134.1	$78
431	Miniature Golf Course	hole	$280	$4,171	$3,975	$315	13%	$3,660	$83	$5	$212	$9.7	$6
437	Bowling Alley	1,000 sf	$2,537	$33,381	$31,818	$2,855	13%	$28,963	$749	$47	$1,919	$88.7	$51
444	Movie Theater	screen	$3,211	$44,322	$42,247	$3,614	13%	$38,633	$952	$56	$2,429	$114.8	$63
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$1,106	$14,569	$13,887	$1,245	13%	$12,642	$327	$21	$837	$38.6	$22
495	Community Center/Gymnasium	1,000 sf	$2,286	$37,696	$35,931	$2,573	13%	$33,358	$677	$34	$1,736	$79.2	$46
496P	Ice Hockey Arena	1,000 sf	$199	$16,874	$16,084	$224	13%	$15,860	$60	$1	$153	$6.8	$4
	INSTITUTIONS:												
520	Elementary School	student	$110	$1,144	$1,091	$124	13%	$967	$32	$3	$82	$3.9	$2
522	Middle School	student	$157	$1,466	$1,398	$177	13%	$1,221	$46	$5	$117	$5.5	$3
530	High School	student	$166	$1,384	$1,319	$187	13%	$1,132	$48	$6	$123	$5.8	$3
540	University/Jr College (7,500 or fewer students) (Private)	student	$321	$1,861	$1,774	$361	13%	$1,412	$92	$15	$236	$11.2	$6
550	University/Jr College (more than 7,500 students) (Private)	student	$240	$1,249	$1,190	$270	13%	$920	$69	$12	$176	$8.3	$5
560	Church	1,000 sf	$756	$4,717	$4,496	$851	13%	$3,645	$218	$34	$558	$26.7	$15
565	Day Care	student	$68	$1,126	$1,073	$77	13%	$997	$20	$1	$51	$2.4	$1
566	Cemetery	acre	$807	$6,961	$6,635	$908	13%	$5,727	$235	$28	$602	$28.1	$16
610	Hospital	1,000 sf	$2,096	$9,458	$9,015	$2,359	13%	$6,656	$601	$102	$1,541	$72.9	$42
620	Nursing Home	bed	$133	$1,213	$1,157	$150	13%	$1,007	$39	$4	$99	$4.8	$3
	OFFICE:												
710	General Office 50,000 sf or less(4)	1,000 sf	$0	$9,254	$8,821	$0	n/a	$8,821	$0	$0	$0	$0.0	$0
710.1P	General Office 50,001-100,000 sf(4)	1,000 sf	$0	$8,822	$8,409	$0	n/a	$8,409	$0	$0	$0	$0.0	$0
710.2P	General Office 100,001-200,000 sf(4)	1,000 sf	$0	$8,621	$8,218	$0	n/a	$8,218	$0	$0	$0	$0.0	$0
710.3P	General Office 200,001-400,000 sf(4)	1,000 sf	$0	$8,425	$8,030	$0	n/a	$8,030	$0	$0	$0	$0.0	$0
710.4P	General Office greater than 400,000 sf(5)	1,000 sf	$0	$8,232	$7,847	$0	n/a	$7,847	$0	$0	$0	$0.0	$0
714	Corporate Headquarters Building	1,000 sf	$0	$6,377	$6,078	$0	n/a	$6,078	$0	$0	$0	$0.0	$0
720	Medical Office	1,000 sf	$0	$32,419	$30,902	$0	n/a	$30,902	$0	$0	$0	$0.0	$0
750	Office Park	1,000 sf	$0	$13,451	$12,822	$0	n/a	$12,822	$0	$0	$0	$0.0	$0
760	Research and Development Center	1,000 sf	$0	$9,521	$9,075	$0	n/a	$9,075	$0	$0	$0	$0.0	$0
770.P	Veterinarian Clinic	1,000 sf	$0	$19,083	$18,189	$0	n/a	$18,189	$0	$0	$0	$0.0	$0

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W.E. Oliver, P.E., LLC
Traffic Engineering
Transportation Planning

Suburban (Fee District B) TOD Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Percent Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RETAIL:												
151	Mini-Warehouse	1,000 sf	$499	$401	$382	$430	-14%	-$48	$110	$18	$281	$13.6	$8
151.P	Free-Standing Recreational Vehicle/Boat Storage	Acre	$700	$4,841	$4,614	$816	16%	$3,798	$209	$32	$534	$25.8	$14
816	Hardware/Paint	1,000 sf	$110	$752	$717	$124	13%	$593	$32	$4	$81	$4.0	$2
820	Retail 50,000 sfgla or less(4)	1,000 sfgla	$1,562	$12,986	$12,378	$1,758	13%	$10,620	$456	$53	$1,162	$56.2	$30
820.1P	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	$1,410	$12,984	$12,376	$1,587	13%	$10,789	$412	$45	$1,052	$50.4	$28
820.2P	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	$1,350	$12,483	$11,898	$1,519	13%	$10,379	$395	$42	$1,007	$48.3	$26
820.3P	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	$1,272	$12,003	$11,441	$1,432	13%	$10,010	$372	$39	$950	$45.2	$25
820.4P	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	$1,323	$12,407	$11,826	$1,489	13%	$10,337	$387	$41	$988	$47.0	$26
820.5P	Retail greater than 800,000 sfgla(5)	1,000 sfgla	$1,396	$11,854	$11,299	$1,571	13%	$9,728	$407	$48	$1,039	$49.6	$28
814	Specialty Retail	1,000 sf	$2,609	$25,102	$23,927	$2,936	13%	$20,991	$763	$80	$1,949	$92.8	$51
830.P	Non-Veterinary Kennel	1,000 sf	$1,212	$10,902	$10,392	$1,364	13%	$9,027	$355	$38	$904	$43.6	$24
841	New/Used Auto Sales	1,000 sf	$2,021	$17,738	$16,907	$2,275	13%	$14,632	$589	$68	$1,507	$71.0	$40
848	Tire Store	1,000 sf	$1,182	$12,570	$11,981	$1,330	13%	$10,651	$347	$33	$886	$41.8	$23
850	Supermarket	1,000 sf	$2,092	$21,370	$20,369	$2,355	13%	$18,015	$614	$59	$1,566	$75.3	$41
853	Convenience Store w/Gas Pumps	1,000 sf	$5,084	$46,080	$43,923	$5,722	13%	$38,201	$1,493	$146	$3,800	$184.7	$98
862	Home Improvement Superstore	1,000 sf	$783	$7,953	$7,580	$881	13%	$6,699	$230	$22	$586	$28.0	$15
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	$1,097	$10,952	$10,439	$1,235	13%	$9,204	$322	$31	$821	$39.5	$21
890	Furniture Store	1,000 sf	$301	$2,848	$2,714	$339	13%	$2,375	$88	$9	$225	$10.5	$6
912	Bank/Savings w/Drive-In	1,000 sf	$3,183	$17,969	$17,127	$3,582	13%	$13,545	$918	$147	$2,342	$113.8	$62
929P	Breakfast and Lunch Restaurant	1,000 sf	$3,245	$29,142	$27,778	$3,652	13%	$24,125	$947	$107	$2,419	$115.4	$64
930	Fast Casual Restaurant	1,000 sf	$8,070	$72,348	$68,961	$9,083	13%	$59,878	$2,356	$264	$6,018	$287.0	$159
931	Quality Restaurant	1,000 sf	$4,003	$37,274	$35,529	$4,505	13%	$31,023	$1,170	$126	$2,988	$142.4	$79
932	High-Turnover Restaurant	1,000 sf	$4,915	$44,165	$42,097	$5,532	13%	$36,565	$1,434	$161	$3,665	$174.8	$97
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$10,238	$102,761	$97,950	$11,523	13%	$86,427	$3,011	$268	$7,675	$368.5	$200
941	Quick Lube	bays	$1,919	$18,591	$17,721	$2,160	13%	$15,561	$561	$58	$1,434	$67.9	$38
942	Auto Repair or Body Shop	1,000 sf	$1,633	$14,168	$13,504	$1,838	13%	$11,666	$476	$55	$1,217	$57.8	$32
944	Gasoline Station	fuel pos.	$1,278	$13,372	$12,746	$1,438	13%	$11,308	$376	$32	$959	$46.0	$25
947	Self-Service Car Wash	bays	$1,924	$11,669	$11,123	$2,165	13%	$8,957	$555	$90	$1,414	$69.3	$38
913.P	Convenience/Gasoline/Fast Food Store	1,000 sf	$14,198	$149,622	$142,617	$15,980	13%	$126,637	$4,175	$361	$10,657	$507.6	$279
	INDUSTRIAL:												
110	General Light Industrial	1,000 sf	$0	$4,407	$4,201	$0	n/a	$4,201	$0	$0	$0	$0.0	$0
120	General Heavy Industrial	1,000 sf	$0	$1,107	$1,055	$0	n/a	$1,055	$0	$0	$0	$0.0	$0
130	Industrial Park	1,000 sf	$0	$2,891	$2,755	$0	n/a	$2,755	$0	$0	$0	$0.0	$0
140	Manufacturing	1,000 sf	$0	$3,425	$3,265	$0	n/a	$3,265	$0	$0	$0	$0.0	$0
150	Warehouse	1,000 sf	$0	$1,279	$1,219	$0	n/a	$1,219	$0	$0	$0	$0.0	$0
152	High-Cube Warehouse	1,000 sf	$0	$9,389	$8,950	$0	n/a	$8,950	$0	$0	$0	$0.0	$0
160.P	Airport Hangar	1,000 sf	$0	$3,072	$2,928	$0	n/a	$2,928	$0	$0	$0	$0.0	$0
	OTHER:												
n/a	Mining	1,000 cy	$0	n/a	n/a	$0	n/a	n/a	$0	$0	$0	$0.0	$0

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W.E. Oliver, P.E., LLC
Traffic Engineering
Transportation Planning

Rural (Fee District C) Standard Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RESIDENTIAL:												
	Single Family (Detached)												
210.0P	Accesory Dwelling Unit	du	new	$6,402	$6,024	$3,259	n/a	$2,765	$744	$393	$1,951	$118	$53
210.01P	Accessory Dwelling Unit on 5+ Ac Lot	du	new	$6,402	$6,024	$3,259	n/a	$2,765	$744	$393	$1,951	$118	$53
210.1P	< 1,500 s.f. & Hh Inc < 80% SHIP	du	$0	$9,959	$9,361	$0	0%	$9,361	$0	$0	$0	$0	$0
210.2P	0 to 1,500 s.f.	du	$7,026	$15,343	$14,431	$7,908	13%	$6,523	$1,807	$962	$4,728	$280	$131
210.3P	1,501 to 2,499 s.f.	du	$9,800	$18,416	$17,278	$11,030	13%	$6,248	$2,460	$1,564	$6,434	$390	$182
210.4P	2,500 s.f. and greater	du	$10,723	$21,036	$19,695	$12,069	13%	$7,626	$2,710	$1,642	$7,089	$427	$199
210.5P	"Low Income" SHIP defined Multi-Family(2)	du	$0	$5,937	$5,543	$0	0%	$5,543	$0	$0	$0	$0	$0
220	Multi-Family Apartments	du	$9,276	$12,252	$11,501	$11,501	24%	$0	$2,301	$2,562	$6,034	$416	$187
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	$6,736	$12,123	$11,395	$7,581	13%	$3,813	$1,673	$1,124	$4,387	$274	$124
232	High-Rise Condominium (3 or more stories)	du	$5,220	$7,658	$7,183	$5,875	13%	$1,308	$1,241	$1,071	$3,255	$212	$96
240	Mobile Home Park	du	$3,731	$6,872	$6,442	$4,199	13%	$2,243	$929	$610	$2,439	$153	$68
251	Age Restricted Single Family(3)	du	$3,280	$6,928	$6,492	$3,692	13%	$2,800	$837	$467	$2,194	$133	$60
252	Age Restricted Multi-Family(3)	du	$1,750	$3,535	$3,276	$1,970	13%	$1,307	$440	$265	$1,159	$74	$31
253	Congregate Care Facility (Attached)(3)	du	$978	$1,702	$1,599	$1,101	13%	$499	$240	$170	$632	$42	$17
	LODGING:												
310	Hotel	room	$0	$12,666	$11,926	$0	0%	$11,926	$0	$0	$0	$0	$0
320	Motel	room	$0	$4,083	$3,838	$0	0%	$3,838	$0	$0	$0	$0	$0
330	Resort Hotel	room	$0	$10,805	$10,171	$0	0%	$10,171	$0	$0	$0	$0	$0
	RECREATION:												
412	General Recreation	acre	$1,047	$3,614	$3,406	$1,178	13%	$2,227	$283	$91	$742	$43	$19
416	RV Park	RV space	$1,124	$1,920	$1,771	$1,265	13%	$506	$275	$202	$722	$47	$20
420	Marina	berth	$1,920	$4,855	$4,574	$2,161	13%	$2,413	$503	$227	$1,318	$77	$35
430	Golf Course	hole	$23,542	$62,423	$58,875	$26,497	13%	$32,379	$6,208	$2,652	$16,255	$947	$435
431	Miniature Golf Course	hole	$1,728	$6,731	$6,346	$1,945	13%	$4,401	$473	$133	$1,238	$69	$32
437	Bowling Alley	1,000 sf	$15,547	$54,171	$51,098	$17,498	13%	$33,600	$4,202	$1,338	$11,034	$641	$282
444	Movie Theater	screen	$21,454	$76,783	$72,396	$24,147	13%	$48,250	$5,750	$1,820	$15,238	$978	$359
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$6,811	$23,735	$22,384	$7,666	13%	$14,718	$1,841	$586	$4,834	$281	$124
495	Community Center/Gymnasium	1,000 sf	$13,956	$60,304	$56,885	$15,708	13%	$41,178	$3,848	$965	$10,076	$561	$258
496P	Ice Hockey Arena	1,000 sf	$1,451	$26,904	$25,376	$1,633	13%	$23,743	$422	$23	$1,103	$58	$27
	INSTITUTIONS:												
520	Elementary School	student	$885	$2,197	$2,066	$996	13%	$1,070	$230	$108	$605	$37	$16
522	Middle School	student	$1,257	$2,800	$2,634	$1,415	13%	$1,219	$322	$170	$847	$53	$23
530	High School	student	$1,328	$2,655	$2,497	$1,495	13%	$1,003	$335	$200	$880	$56	$24
540	University/Jr College (7,500 or fewer students) (Private)	student	$2,454	$3,443	$3,240	$2,762	13%	$478	$579	$524	$1,515	$99	$45
550	University/Jr College (more than 7,500 students) (Private)	student	$1,703	$2,352	$2,211	$1,917	13%	$293	$400	$370	$1,047	$69	$31
560	Church	1,000 sf	$6,260	$8,701	$8,208	$7,046	13%	$1,162	$1,462	$1,356	$3,850	$266	$111
565	Day Care	student	$717	$2,209	$2,082	$807	13%	$1,275	$190	$71	$502	$33	$12
566	Cemetery	acre	$6,173	$12,838	$12,098	$6,948	13%	$5,150	$1,575	$887	$4,123	$248	$114
610	Hospital	1,000 sf	$13,763	$18,120	$17,051	$15,490	13%	$1,560	$3,193	$3,130	$8,360	$553	$254
620	Nursing Home	bed	$1,123	$2,457	$2,311	$1,264	13%	$1,047	$285	$156	$754	$50	$19
	OFFICE:												
710	General Office 50,000 sf or less(4)	1,000 sf	$0	$17,512	$16,493	$0	0%	$16,493	$0	$0	$0	$0	$0
710.1P	General Office 50,001-100,000 sf(4)	1,000 sf	$0	$16,952	$15,953	$0	0%	$15,953	$0	$0	$0	$0	$0
710.2P	General Office 100,001-200,000 sf(4)	1,000 sf	$0	$16,589	$15,611	$0	0%	$15,611	$0	$0	$0	$0	$0
710.3P	General Office 200,001-400,000 sf(4)	1,000 sf	$0	$16,233	$15,275	$0	0%	$15,275	$0	$0	$0	$0	$0
710.4P	General Office greater than 400,000 sf(5)	1,000 sf	$0	$15,885	$14,947	$0	0%	$14,947	$0	$0	$0	$0	$0
714	Corporate Headquarters Building	1,000 sf	$0	$12,527	$11,779	$0	0%	$11,779	$0	$0	$0	$0	$0
720	Medical Office	1,000 sf	$0	$59,398	$55,999	$0	0%	$55,999	$0	$0	$0	$0	$0
750	Office Park	1,000 sf	$0	$24,870	$23,425	$0	0%	$23,425	$0	$0	$0	$0	$0
760	Research and Development Center	1,000 sf	$0	$18,141	$17,075	$0	0%	$17,075	$0	$0	$0	$0	$0
770.P	Veterinarian Clinic	1,000 sf	$0	$35,301	$33,274	$0	0%	$33,274	$0	$0	$0	$0	$0

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Rural (Fee District C) Standard Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RETAIL:												
151	Mini-Warehouse	1,000 sf	$1,162	$1,369	$1,273	$1,273	10%	$0	$253	$286	$666	$49	$20
151.P	Free-Standing Recreational Vehicle/Boat Storage	Acre	$4,162	$10,817	$10,195	$6,243	50%	$3,952	$1,388	$858	$3,660	$239	$98
816	Hardware/Paint	1,000 sf	$1,006	$3,109	$2,887	$1,509	50%	$1,378	$342	$178	$906	$61	$22
820	Retail 50,000 sfgla or less(4)	1,000 sfgla	$9,858	$31,117	$29,295	$14,787	50%	$14,508	$3,365	$1,685	$8,918	$599	$220
820.1P	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	$8,813	$30,313	$28,539	$13,220	50%	$15,320	$3,050	$1,381	$8,065	$523	$201
820.2P	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	$8,207	$28,725	$27,042	$12,311	50%	$14,732	$2,852	$1,260	$7,530	$478	$190
820.3P	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	$7,750	$28,208	$26,536	$11,625	50%	$14,911	$2,705	$1,146	$7,143	$451	$180
820.4P	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	$7,995	$28,727	$27,025	$11,993	50%	$15,033	$2,792	$1,195	$7,360	$458	$188
820.5P	Retail greater than 800,000 sfgla(5)	1,000 sfgla	$8,328	$27,225	$25,608	$12,492	50%	$13,116	$2,878	$1,366	$7,580	$471	$197
814	Specialty Retail	1,000 sf	$15,440	$55,517	$52,325	$23,160	50%	$29,165	$5,401	$2,297	$14,222	$874	$366
830.P	Non-Veterinary Kennel	1,000 sf	$6,091	$21,989	$20,704	$9,137	50%	$11,567	$2,115	$910	$5,605	$370	$136
841	New/Used Auto Sales	1,000 sf	$11,484	$38,629	$36,411	$17,226	50%	$19,185	$3,998	$1,820	$10,499	$631	$278
848	Tire Store	1,000 sf	$6,928	$28,468	$26,812	$10,392	50%	$16,420	$2,459	$903	$6,474	$392	$164
850	Supermarket	1,000 sf	$13,082	$50,020	$47,137	$19,623	50%	$27,514	$4,572	$1,847	$12,116	$795	$292
853	Convenience Store w/Gas Pumps	1,000 sf	$26,401	$84,807	$79,861	$39,602	50%	$40,259	$8,965	$4,457	$23,900	$1,732	$547
862	Home Improvement Superstore	1,000 sf	$4,917	$19,027	$17,895	$7,376	50%	$10,520	$1,725	$685	$4,561	$292	$112
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	$6,897	$26,371	$24,826	$10,346	50%	$14,481	$2,410	$975	$6,387	$419	$154
890	Furniture Store	1,000 sf	$1,742	$7,135	$6,688	$2,613	50%	$4,075	$622	$227	$1,628	$93	$43
912	Bank/Savings w/Drive-In	1,000 sf	$15,582	$33,145	$31,149	$23,373	50%	$7,776	$4,964	$3,960	$13,154	$947	$348
929P	Breakfast and Lunch Restaurant	1,000 sf	$14,972	$50,282	$47,380	$22,458	50%	$24,922	$5,166	$2,400	$13,662	$888	$341
930	Fast Casual Restaurant	1,000 sf	$36,533	$123,265	$116,215	$54,800	50%	$61,416	$12,614	$5,827	$33,358	$2,168	$833
931	Quality Restaurant	1,000 sf	$23,735	$82,974	$78,225	$35,603	50%	$42,623	$8,262	$3,639	$21,784	$1,360	$557
932	High-Turnover Restaurant	1,000 sf	$29,276	$98,003	$92,403	$43,914	50%	$48,489	$10,137	$4,687	$26,725	$1,678	$687
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$50,978	$182,668	$172,122	$76,467	50%	$95,655	$17,630	$7,693	$46,840	$3,198	$1,105
941	Quick Lube	bays	$11,179	$31,365	$29,569	$16,769	50%	$12,801	$3,769	$2,139	$9,951	$651	$259
942	Auto Repair or Body Shop	1,000 sf	$9,517	$31,708	$29,883	$14,276	50%	$15,607	$3,298	$1,529	$8,684	$538	$225
944	Gasoline Station	fuel pos.	$6,358	$23,568	$22,212	$9,537	50%	$12,675	$2,208	$926	$5,866	$399	$138
947	Self-Service Car Wash	bays	$12,295	$20,503	$19,331	$18,443	50%	$888	$3,669	$3,989	$9,747	$771	$267
913.P	Convenience/Gasoline/Fast Food Store	1,000 sf	$69,131	$257,871	$243,140	$103,697	50%	$139,444	$24,098	$9,996	$63,858	$4,202	$1,544
	INDUSTRIAL:												
110	General Light Industrial	1,000 sf	$0	$7,487	$7,047	$0	0%	$7,047	$0	$0	$0	$0	$0
120	General Heavy Industrial	1,000 sf	$0	$2,062	$1,929	$0	0%	$1,929	$0	$0	$0	$0	$0
130	Industrial Park	1,000 sf	$0	$4,994	$4,695	$0	0%	$4,695	$0	$0	$0	$0	$0
140	Manufacturing	1,000 sf	$0	$5,872	$5,523	$0	0%	$5,523	$0	$0	$0	$0	$0
150	Warehouse	1,000 sf	$0	$2,391	$2,236	$0	0%	$2,236	$0	$0	$0	$0	$0
152	High-Cube Warehouse	1,000 sf	$0	$15,545	$14,647	$0	0%	$14,647	$0	$0	$0	$0	$0
160.P	Airport Hangar	1,000 sf	$0	$5,292	$4,976	$0	0%	$4,976	$0	$0	$0	$0	$0
	OTHER:												
n/a	Mining	1,000 cy	$56	$83	$78	$78	39%	$0	$16	$16	$42	$3	$1

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Rural (Fee District C) MUTRM Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RESIDENTIAL:												
	Single Family (Detached)												
210.0P	Accesory Dwelling Unit	du	new	$5,867	$5,519	$2,444	n/a	$3,075	$558	$295	$1,463	$88	$40
210.01P	Accessory Dwelling Unit on 5+ Ac Lot	du	new	$5,867	$5,519	$2,444	n/a	$3,075	$558	$295	$1,463	$88	$40
210.1P	< 1,500 s.f. & Hh Inc < 80% SHIP	du	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
210.2P	0 to 1,500 s.f.	du	$5,270	$13,212	$13,212	$5,931	13%	$7,280	$1,356	$722	$3,546	$210	$98
210.3P	1,501 to 2,499 s.f.	du	$7,350	$15,754	$15,754	$8,272	13%	$7,481	$1,845	$1,173	$4,825	$293	$137
210.4P	2,500 s.f. and greater	du	$8,042	$17,900	$17,900	$9,051	13%	$8,849	$2,033	$1,232	$5,317	$320	$150
210.5P	"Low Income" SHIP defined Multi-Family(2)	du	$0	$5,017	$5,017	$0	n/a	$5,017	$0	$0	$0	$0	$0
220	Multi-Family Apartments	du	$5,021	$10,496	$10,496	$5,651	13%	$4,845	$1,131	$1,259	$2,965	$204	$92
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	$5,052	$10,421	$10,421	$5,686	13%	$4,735	$1,255	$843	$3,290	$205	$93
232	High-Rise Condominium (3 or more stories)	du	$3,915	$6,547	$6,547	$4,406	13%	$2,140	$931	$803	$2,441	$159	$72
240	Mobile Home Park	du	$2,798	$5,869	$5,869	$3,149	13%	$2,720	$697	$458	$1,829	$115	$51
251	Age Restricted Single Family(3)	du	$2,460	$5,909	$5,909	$2,769	13%	$3,140	$628	$350	$1,646	$99	$45
252	Age Restricted Multi-Family(3)	du	$1,313	$2,932	$2,932	$1,478	13%	$1,454	$330	$199	$869	$56	$23
253	Congregate Care Facility (Attached)(3)	du	$734	$1,462	$1,462	$826	13%	$636	$180	$128	$474	$32	$13
	LODGING:												
310	Hotel	room	$0	$10,937	$10,937	$0	n/a	$10,937	$0	$0	$0	$0	$0
320	Motel	room	$0	$3,511	$3,511	$0	n/a	$3,511	$0	$0	$0	$0	$0
330	Resort Hotel	room	$0	$9,323	$9,323	$0	n/a	$9,323	$0	$0	$0	$0	$0
	RECREATION:												
412	General Recreation	acre	$785	$3,127	$3,127	$884	13%	$2,243	$212	$68	$557	$32	$14
416	RV Park	RV space	$843	$1,572	$1,572	$949	13%	$624	$206	$151	$541	$35	$15
420	Marina	berth	$1,440	$4,197	$4,197	$1,621	13%	$2,577	$377	$170	$988	$58	$27
430	Golf Course	hole	$17,657	$54,130	$54,130	$19,873	13%	$34,257	$4,656	$1,989	$12,192	$710	$326
431	Miniature Golf Course	hole	$1,296	$5,831	$5,831	$1,459	13%	$4,372	$355	$99	$929	$52	$24
437	Bowling Alley	1,000 sf	$11,660	$46,988	$46,988	$13,123	13%	$33,865	$3,152	$1,004	$8,275	$481	$212
444	Movie Theater	screen	$16,091	$66,573	$66,573	$18,111	13%	$48,463	$4,313	$1,365	$11,429	$734	$270
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$5,108	$20,577	$20,577	$5,749	13%	$14,828	$1,381	$440	$3,625	$211	$93
495	Community Center/Gymnasium	1,000 sf	$10,467	$52,311	$52,311	$11,781	13%	$40,531	$2,886	$724	$7,557	$421	$193
496P	Ice Hockey Arena	1,000 sf	$1,088	$23,330	$23,330	$1,225	13%	$22,105	$316	$17	$827	$43	$20
	INSTITUTIONS:												
520	Elementary School	student	$664	$1,892	$1,892	$747	13%	$1,144	$173	$81	$454	$28	$12
522	Middle School	student	$943	$2,413	$2,413	$1,061	13%	$1,352	$242	$128	$636	$40	$17
530	High School	student	$996	$2,287	$2,287	$1,121	13%	$1,166	$251	$150	$660	$42	$18
540	University/Jr College (7,500 or fewer students) (Private)	student	$1,841	$2,968	$2,968	$2,072	13%	$896	$434	$393	$1,137	$74	$34
550	University/Jr College (more than 7,500 students) (Private)	student	$1,278	$2,022	$2,022	$1,438	13%	$583	$300	$277	$786	$51	$24
560	Church	1,000 sf	$4,695	$7,549	$7,549	$5,284	13%	$2,265	$1,097	$1,017	$2,888	$199	$83
565	Day Care	student	$538	$1,913	$1,913	$606	13%	$1,308	$142	$53	$377	$25	$9
566	Cemetery	acre	$4,630	$11,107	$11,107	$5,211	13%	$5,896	$1,181	$666	$3,093	$186	$86
610	Hospital	1,000 sf	$10,322	$15,620	$15,620	$11,618	13%	$4,003	$2,394	$2,348	$6,270	$415	$191
620	Nursing Home	bed	$842	$2,117	$2,117	$948	13%	$1,169	$214	$117	$565	$37	$14
	OFFICE:												
710	General Office 50,000 sf or less(4)	1,000 sf	$0	$15,130	$15,130	$0	n/a	$15,130	$0	$0	$0	$0	$0
710.1P	General Office 50,001-100,000 sf(4)	1,000 sf	$0	$14,618	$14,618	$0	n/a	$14,618	$0	$0	$0	$0	$0
710.2P	General Office 100,001-200,000 sf(4)	1,000 sf	$0	$14,303	$14,303	$0	n/a	$14,303	$0	$0	$0	$0	$0
710.3P	General Office 200,001-400,000 sf(4)	1,000 sf	$0	$13,994	$13,994	$0	n/a	$13,994	$0	$0	$0	$0	$0
710.4P	General Office greater than 400,000 sf(5)	1,000 sf	$0	$13,692	$13,692	$0	n/a	$13,692	$0	$0	$0	$0	$0
714	Corporate Headquarters Building	1,000 sf	$0	$10,779	$10,779	$0	n/a	$10,779	$0	$0	$0	$0	$0
720	Medical Office	1,000 sf	$0	$51,452	$51,452	$0	n/a	$51,452	$0	$0	$0	$0	$0
750	Office Park	1,000 sf	$0	$21,490	$21,490	$0	n/a	$21,490	$0	$0	$0	$0	$0
760	Research and Development Center	1,000 sf	$0	$15,650	$15,650	$0	n/a	$15,650	$0	$0	$0	$0	$0
770.P	Veterinarian Clinic	1,000 sf	$0	$30,565	$30,565	$0	n/a	$30,565	$0	$0	$0	$0	$0

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Rural (Fee District C) MUTRM Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RETAIL:												
151	Mini-Warehouse	1,000 sf	$1,063	$1,143	$1,143	$1,196	13%	-$53	$237	$269	$626	$46	$19
151.P	Free-Standing Recreational Vehicle/Boat Storage	Acre	$3,127	$9,365	$9,365	$3,520	13%	$5,846	$783	$484	$2,063	$134	$55
816	Hardware/Paint	1,000 sf	$755	$2,594	$2,594	$850	13%	$1,744	$192	$100	$510	$34	$13
820	Retail 50,000 sfgla or less(4)	1,000 sfgla	$7,394	$26,883	$26,883	$8,322	13%	$18,561	$1,894	$948	$5,019	$337	$124
820.1P	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	$6,610	$26,179	$26,179	$7,440	13%	$18,740	$1,716	$777	$4,539	$294	$113
820.2P	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	$6,155	$24,802	$24,802	$6,928	13%	$17,875	$1,605	$709	$4,238	$269	$107
820.3P	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	$5,813	$24,305	$24,305	$6,543	13%	$17,762	$1,523	$645	$4,020	$254	$101
820.4P	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	$5,996	$24,755	$24,755	$6,749	13%	$18,007	$1,571	$672	$4,142	$258	$106
820.5P	Retail greater than 800,000 sfgla(5)	1,000 sfgla	$6,246	$23,452	$23,452	$7,030	13%	$16,422	$1,620	$769	$4,265	$265	$111
814	Specialty Retail	1,000 sf	$11,580	$48,066	$48,066	$13,033	13%	$35,033	$3,039	$1,293	$8,004	$492	$206
830.P	Non-Veterinary Kennel	1,000 sf	$4,568	$19,003	$19,003	$5,141	13%	$13,861	$1,190	$512	$3,154	$208	$77
841	New/Used Auto Sales	1,000 sf	$8,613	$33,447	$33,447	$9,694	13%	$23,753	$2,250	$1,024	$5,908	$355	$156
848	Tire Store	1,000 sf	$5,196	$24,599	$24,599	$5,848	13%	$18,751	$1,384	$508	$3,643	$221	$92
850	Supermarket	1,000 sf	$9,812	$43,306	$43,306	$11,043	13%	$32,263	$2,573	$1,040	$6,819	$447	$164
853	Convenience Store w/Gas Pumps	1,000 sf	$19,801	$73,394	$73,394	$22,286	13%	$51,108	$5,045	$2,508	$13,450	$975	$308
862	Home Improvement Superstore	1,000 sf	$3,688	$16,389	$16,389	$4,151	13%	$12,238	$971	$386	$2,567	$164	$63
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	$5,173	$22,773	$22,773	$5,822	13%	$16,951	$1,356	$549	$3,595	$236	$87
890	Furniture Store	1,000 sf	$1,307	$6,089	$6,089	$1,471	13%	$4,618	$350	$128	$916	$53	$24
912	Bank/Savings w/Drive-In	1,000 sf	$11,687	$28,506	$28,506	$13,154	13%	$15,352	$2,794	$2,228	$7,403	$533	$196
929P	Breakfast and Lunch Restaurant	1,000 sf	$11,229	$43,518	$43,518	$12,638	13%	$30,880	$2,907	$1,351	$7,688	$500	$192
930	Fast Casual Restaurant	1,000 sf	$27,400	$106,833	$106,833	$30,839	13%	$75,994	$7,099	$3,279	$18,773	$1,220	$469
931	Quality Restaurant	1,000 sf	$17,801	$71,889	$71,889	$20,035	13%	$51,854	$4,650	$2,048	$12,259	$766	$313
932	High-Turnover Restaurant	1,000 sf	$21,957	$84,931	$84,931	$24,713	13%	$60,218	$5,704	$2,638	$15,040	$944	$386
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$38,234	$158,205	$158,205	$43,033	13%	$115,173	$9,922	$4,330	$26,360	$1,800	$622
941	Quick Lube	bays	$8,384	$27,177	$27,177	$9,436	13%	$17,741	$2,121	$1,204	$5,600	$366	$146
942	Auto Repair or Body Shop	1,000 sf	$7,138	$27,445	$27,445	$8,034	13%	$19,411	$1,856	$861	$4,887	$303	$127
944	Gasoline Station	fuel pos.	$4,769	$20,429	$20,429	$5,368	13%	$15,061	$1,243	$521	$3,302	$224	$78
947	Self-Service Car Wash	bays	$9,221	$17,779	$17,779	$10,378	13%	$7,401	$2,064	$2,245	$5,485	$434	$150
913.P	Convenience/Gasoline/Fast Food Store	1,000 sf	$51,848	$223,586	$223,586	$58,355	13%	$165,231	$13,561	$5,625	$35,936	$2,364	$869
	INDUSTRIAL:												
110	General Light Industrial	1,000 sf	$0	$6,458	$6,458	$0	n/a	$6,458	$0	$0	$0	$0	$0
120	General Heavy Industrial	1,000 sf	$0	$1,751	$1,751	$0	n/a	$1,751	$0	$0	$0	$0	$0
130	Industrial Park	1,000 sf	$0	$4,295	$4,295	$0	n/a	$4,295	$0	$0	$0	$0	$0
140	Manufacturing	1,000 sf	$0	$5,057	$5,057	$0	n/a	$5,057	$0	$0	$0	$0	$0
150	Warehouse	1,000 sf	$0	$2,030	$2,030	$0	n/a	$2,030	$0	$0	$0	$0	$0
152	High-Cube Warehouse	1,000 sf	$0	$13,445	$13,445	$0	n/a	$13,445	$0	$0	$0	$0	$0
160.P	Airport Hangar	1,000 sf	$0	$4,554	$4,554	$0	n/a	$4,554	$0	$0	$0	$0	$0
	OTHER:												
n/a	Mining	1,000 cy	n/a	"n/a"	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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W.E. Oliver, P.E., LLC
Traffic Engineering
Transportation Planning

Rural (Fee District C) TND & LOSB Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RESIDENTIAL:												
	Single Family (Detached)												
210.0P	Accesory Dwelling Unit	du	new	$5,570	$5,309	$1,630	n/a	$3,679	$372	$196	$976	$59	$27
210.01P	Accessory Dwelling Unit on 5+ Ac Lot	du	new	$5,570	$5,309	$1,630	n/a	$3,679	$372	$196	$976	$59	$27
210.1P	< 1,500 s.f. & Hh Inc < 80% SHIP	du	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
210.2P	0 to 1,500 s.f.	du	$3,513	$13,328	$12,704	$3,954	13%	$8,750	$904	$481	$2,364	$140	$65
210.3P	1,501 to 2,499 s.f.	du	$4,900	$15,862	$15,119	$5,515	13%	$9,604	$1,230	$782	$3,217	$195	$91
210.4P	2,500 s.f. and greater	du	$5,362	$17,995	$17,153	$6,035	13%	$11,118	$1,355	$821	$3,545	$214	$100
210.5P	"Low Income" SHIP defined Multi-Family(2)	du	$0	$5,033	$4,797	$0	n/a	$4,797	$0	$0	$0	$0	$0
220	Multi-Family Apartments	du	$3,347	$10,573	$10,078	$3,767	13%	$6,311	$754	$839	$1,976	$136	$61
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	$3,368	$10,507	$10,015	$3,791	13%	$6,225	$837	$562	$2,193	$137	$62
232	High-Rise Condominium (3 or more stories)	du	$2,610	$6,590	$6,282	$2,938	13%	$3,344	$621	$535	$1,627	$106	$48
240	Mobile Home Park	du	$1,866	$5,907	$5,630	$2,100	13%	$3,530	$465	$305	$1,220	$76	$34
251	Age Restricted Single Family(3)	du	$1,640	$5,945	$5,666	$1,846	13%	$3,821	$419	$234	$1,097	$66	$30
252	Age Restricted Multi-Family(3)	du	$875	$2,925	$2,788	$985	13%	$1,803	$220	$133	$579	$37	$16
253	Congregate Care Facility (Attached)(3)	du	$489	$1,474	$1,405	$550	13%	$854	$120	$85	$316	$21	$9
	LODGING:												
310	Hotel	room	$0	$11,042	$10,525	$0	n/a	$10,525	$0	$0	$0	$0	$0
320	Motel	room	$0	$3,540	$3,374	$0	n/a	$3,374	$0	$0	$0	$0	$0
330	Resort Hotel	room	$0	$9,410	$8,969	$0	n/a	$8,969	$0	$0	$0	$0	$0
	RECREATION:												
412	General Recreation	acre	$524	$3,158	$3,011	$590	13%	$2,421	$142	$46	$372	$22	$10
416	RV Park	RV space	$562	$1,563	$1,490	$633	13%	$857	$137	$101	$361	$23	$10
420	Marina	berth	$960	$4,239	$4,041	$1,080	13%	$2,960	$252	$114	$659	$39	$18
430	Golf Course	hole	$11,771	$54,715	$52,154	$13,248	13%	$38,905	$3,104	$1,326	$8,127	$473	$218
431	Miniature Golf Course	hole	$864	$5,892	$5,616	$972	13%	$4,644	$236	$66	$619	$35	$16
437	Bowling Alley	1,000 sf	$7,774	$47,501	$45,277	$8,750	13%	$36,527	$2,101	$669	$5,517	$321	$141
444	Movie Theater	screen	$10,727	$67,299	$64,148	$12,073	13%	$52,075	$2,875	$910	$7,619	$489	$180
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$3,406	$20,798	$19,824	$3,833	13%	$15,991	$921	$293	$2,417	$140	$62
495	Community Center/Gymnasium	1,000 sf	$6,978	$52,882	$50,407	$7,854	13%	$42,553	$1,924	$482	$5,038	$281	$129
496P	Ice Hockey Arena	1,000 sf	$726	$23,581	$22,477	$817	13%	$21,660	$211	$12	$552	$29	$14
	INSTITUTIONS:												
520	Elementary School	student	$443	$1,908	$1,819	$499	13%	$1,320	$115	$54	$303	$19	$8
522	Middle School	student	$629	$2,435	$2,321	$708	13%	$1,613	$161	$85	$424	$26	$11
530	High School	student	$664	$2,307	$2,199	$747	13%	$1,452	$167	$100	$440	$28	$12
540	University/Jr College (7,500 or fewer students) (Private)	student	$1,227	$2,995	$2,855	$1,381	13%	$1,474	$289	$262	$758	$49	$23
550	University/Jr College (more than 7,500 students) (Private)	student	$852	$2,038	$1,943	$959	13%	$984	$200	$185	$524	$34	$16
560	Church	1,000 sf	$3,130	$7,633	$7,275	$3,523	13%	$3,752	$731	$678	$1,925	$133	$56
565	Day Care	student	$359	$1,934	$1,843	$404	13%	$1,439	$95	$35	$251	$16	$6
566	Cemetery	acre	$3,087	$11,219	$10,694	$3,474	13%	$7,220	$787	$444	$2,062	$124	$57
610	Hospital	1,000 sf	$6,882	$15,763	$15,025	$7,746	13%	$7,279	$1,596	$1,565	$4,180	$277	$127
620	Nursing Home	bed	$562	$2,135	$2,036	$633	13%	$1,403	$143	$78	$377	$25	$10
	OFFICE:												
710	General Office 50,000 sf or less(4)	1,000 sf	$0	$15,277	$14,562	$0	n/a	$14,562	$0	$0	$0	$0	$0
710.1P	General Office 50,001-100,000 sf(4)	1,000 sf	$0	$14,753	$14,062	$0	n/a	$14,062	$0	$0	$0	$0	$0
710.2P	General Office 100,001-200,000 sf(4)	1,000 sf	$0	$14,434	$13,759	$0	n/a	$13,759	$0	$0	$0	$0	$0
710.3P	General Office 200,001-400,000 sf(4)	1,000 sf	$0	$14,122	$13,461	$0	n/a	$13,461	$0	$0	$0	$0	$0
710.4P	General Office greater than 400,000 sf(5)	1,000 sf	$0	$13,817	$13,170	$0	n/a	$13,170	$0	$0	$0	$0	$0
714	Corporate Headquarters Building	1,000 sf	$0	$10,871	$10,362	$0	n/a	$10,362	$0	$0	$0	$0	$0
720	Medical Office	1,000 sf	$0	$51,993	$49,559	$0	n/a	$49,559	$0	$0	$0	$0	$0
750	Office Park	1,000 sf	$0	$21,701	$20,685	$0	n/a	$20,685	$0	$0	$0	$0	$0
760	Research and Development Center	1,000 sf	$0	$15,796	$15,056	$0	n/a	$15,056	$0	$0	$0	$0	$0
770.P	Veterinarian Clinic	1,000 sf	$0	$30,883	$29,437	$0	n/a	$29,437	$0	$0	$0	$0	$0

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W.E. Oliver, P.E., LLC
Traffic Engineering
Transportation Planning

Rural (Fee District C) TND & LOSB Mobility Fee Schedules for Period 1/1/2025 to 12/31/2025

Pasco LUC	Land Use	Units	2021 Fee	Full Fee	Fee Before Incentive	2025 Net Fee	Change (from 2021 Fee)	Required Subsidy	ROW Share	SIS Share	Road Share	Transit Share	Bike/ Ped Share
	RETAIL:												
151	Mini-Warehouse	1,000 sf	$1,021	$1,143	$1,090	$1,150	13%	-$60	$228	$258	$601	$44	$18
151.P	Free-Standing Recreational Vehicle/Boat Storage	Acre	$2,086	$9,463	$9,020	$2,348	13%	$6,671	$522	$323	$1,377	$90	$37
816	Hardware/Paint	1,000 sf	$503	$2,593	$2,471	$566	13%	$1,905	$128	$67	$340	$23	$8
820	Retail 50,000 sfgla or less(4)	1,000 sfgla	$4,929	$27,150	$25,879	$5,548	13%	$20,331	$1,262	$632	$3,346	$225	$83
820.1P	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	$4,407	$26,434	$25,197	$4,960	13%	$20,236	$1,144	$518	$3,026	$196	$75
820.2P	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	$4,104	$25,042	$23,870	$4,619	13%	$19,250	$1,070	$473	$2,825	$179	$71
820.3P	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	$3,875	$24,524	$23,376	$4,361	13%	$19,015	$1,015	$430	$2,680	$169	$67
820.4P	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	$3,998	$24,980	$23,810	$4,500	13%	$19,310	$1,047	$448	$2,762	$172	$70
820.5P	Retail greater than 800,000 sfgla(5)	1,000 sfgla	$4,164	$23,662	$22,554	$4,687	13%	$17,868	$1,080	$512	$2,844	$177	$74
814	Specialty Retail	1,000 sf	$7,720	$48,566	$46,293	$8,689	13%	$37,604	$2,026	$862	$5,336	$328	$137
830.P	Non-Veterinary Kennel	1,000 sf	$3,046	$19,193	$18,294	$3,428	13%	$14,866	$794	$341	$2,103	$139	$51
841	New/Used Auto Sales	1,000 sf	$5,742	$33,794	$32,212	$6,463	13%	$25,749	$1,500	$683	$3,939	$237	$104
848	Tire Store	1,000 sf	$3,464	$24,841	$23,678	$3,899	13%	$19,779	$922	$339	$2,429	$147	$62
850	Supermarket	1,000 sf	$6,541	$43,760	$41,711	$7,362	13%	$34,349	$1,715	$693	$4,546	$298	$110
853	Convenience Store w/Gas Pumps	1,000 sf	$13,201	$74,173	$70,701	$14,858	13%	$55,843	$3,363	$1,672	$8,967	$650	$205
862	Home Improvement Superstore	1,000 sf	$2,459	$16,536	$15,762	$2,768	13%	$12,994	$647	$257	$1,712	$109	$42
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	$3,449	$22,994	$21,918	$3,882	13%	$18,036	$904	$366	$2,397	$157	$58
890	Furniture Store	1,000 sf	$871	$6,127	$5,840	$980	13%	$4,860	$233	$85	$611	$35	$16
912	Bank/Savings w/Drive-In	1,000 sf	$7,791	$28,751	$27,405	$8,769	13%	$18,636	$1,862	$1,486	$4,935	$355	$131
929P	Breakfast and Lunch Restaurant	1,000 sf	$7,486	$43,968	$41,910	$8,426	13%	$33,484	$1,938	$901	$5,126	$333	$128
930	Fast Casual Restaurant	1,000 sf	$18,267	$107,981	$102,925	$20,560	13%	$82,366	$4,732	$2,186	$12,515	$813	$313
931	Quality Restaurant	1,000 sf	$11,868	$72,652	$69,251	$13,358	13%	$55,893	$3,100	$1,365	$8,173	$510	$209
932	High-Turnover Restaurant	1,000 sf	$14,638	$85,837	$81,818	$16,475	13%	$65,343	$3,803	$1,759	$10,027	$630	$258
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$25,489	$159,896	$152,410	$28,688	13%	$123,722	$6,614	$2,886	$17,573	$1,200	$415
941	Quick Lube	bays	$5,590	$27,467	$26,181	$6,292	13%	$19,889	$1,414	$803	$3,733	$244	$97
942	Auto Repair or Body Shop	1,000 sf	$4,759	$27,727	$26,429	$5,356	13%	$21,073	$1,237	$574	$3,258	$202	$85
944	Gasoline Station	fuel pos.	$3,179	$20,653	$19,686	$3,578	13%	$16,108	$828	$347	$2,201	$150	$52
947	Self-Service Car Wash	bays	$6,148	$17,975	$17,133	$6,920	13%	$10,214	$1,376	$1,497	$3,657	$289	$100
913.P	Convenience/Gasoline/Fast Food Store	1,000 sf	$34,566	$226,025	$215,443	$38,904	13%	$176,538	$9,041	$3,750	$23,958	$1,576	$579
	INDUSTRIAL:												
110	General Light Industrial	1,000 sf	$0	$6,519	$6,213	$0	n/a	$6,213	$0	$0	$0	$0	$0
120	General Heavy Industrial	1,000 sf	$0	$1,759	$1,676	$0	n/a	$1,676	$0	$0	$0	$0	$0
130	Industrial Park	1,000 sf	$0	$4,331	$4,128	$0	n/a	$4,128	$0	$0	$0	$0	$0
140	Manufacturing	1,000 sf	$0	$5,102	$4,863	$0	n/a	$4,863	$0	$0	$0	$0	$0
150	Warehouse	1,000 sf	$0	$2,039	$1,944	$0	n/a	$1,944	$0	$0	$0	$0	$0
152	High-Cube Warehouse	1,000 sf	$0	$13,580	$12,945	$0	n/a	$12,945	$0	$0	$0	$0	$0
160.P	Airport Hangar	1,000 sf	$0	$4,593	$4,378	$0	n/a	$4,378	$0	$0	$0	$0	$0
	OTHER:												
n/a	Mining	1,000 cy	$0	"n/a"	n/a	$0	n/a	n/a	$0	$0	$0	$0	$0

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