

2019 IMPACT FEE STUDY SUMMARY

RESIDENTIAL DEVELOPMENT

SIZE OF RESIDENTIAL UNIT	MAXIMUM Development Fees per Unit	PROPOSED Development Fees per Unit **	CURRENT Development Fees per Unit *
750 or Less	\$3,601	\$1,388	\$1,405
751 to 1,000	\$4,773	\$1,546	\$1,405
1,001 to 1,250	\$5,704	\$1,717	\$1,561
1,251 to 1,500	\$6,470	\$1,841	\$1,674
1,501 to 1,750	\$7,102	\$2,071	\$1,883
1,751 to 2,000	\$7,666	\$2,162	\$1,965
2,001 to 2,250 # (Typical residentail)	\$8,137	\$2,335	\$2,123
2,251 to 2,500	\$8,569	\$2,407	\$2,188
2,501 to 2,750	\$8,971	\$2,551	\$2,319
2,751 to 3,000	\$9,335	\$2,610	\$2,373
3,001 to 3,250	\$9,669	\$2,666	\$2,424
3,251 to 3,500	\$9,969	\$2,746	\$2,424
3,501 to 3,750	\$10,266	\$2,828	\$2,424
3,751 to 4,000	\$10,532	\$2,902	\$2,424
4,000 or More	\$10,770	\$2,939	\$2,424

NON RESIDENTIAL DEVELOPMENT

NON RESIDENTIAL DEVELOPMENT TYPE	MAXIMUM Development Fees per 1,000 Square Feet	PROPOSED Development Fees per 1,000 Square Feet	CURRENT Development Fees per 1,000 Square Feet
Commercial / Retail	\$6,196	\$3,993	\$3,630
Industrial	\$1,918	\$1,236	\$876
Office / Other Service	\$3,632	\$2,341	\$2,035
Institutional	\$2,621	\$1,689	\$2,035

* - Current Development fees are restated to conform to the new square footage categories in the study.

** - Proposed Development fee is calculated to maximize transportation impact fee, then allocate remaining balance on the Maximum Development Fee Allocation % without Transportation

2019 IMPACT FEE STUDY FEE DETAIL

RESIDENTIAL DEVELOPMENT																														
	MAXIMUM Development Fees per Unit						PROPOSED Development Fees per Unit **						CURRENT Development Fees per Unit *						\$ CHANGE Development Fees per Unit						% CHANGE Development Fees per Unit					
SIZE OF RESIDENTIAL UNIT	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL
750 or Less	\$571	\$206	\$61	\$1,993	\$769	\$3,601	\$179	\$76	\$15	\$349	\$769	\$1,388	\$180	\$77	\$14	\$320	\$814	\$1,405	(\$1)	(\$1)	\$1	\$29	(\$45)	(\$17)	0%	-2%	7%	9%	-6%	-1%
751 to 1,000	\$767	\$276	\$83	\$2,677	\$970	\$4,773	\$180	\$77	\$14	\$320	\$955	\$1,546	\$180	\$77	\$14	\$320	\$814	\$1,405	\$0	\$0	\$0	\$0	\$141	\$141	0%	0%	0%	0%	17%	10%
1,001 to 1,250	\$924	\$333	\$99	\$3,224	\$1,124	\$5,704	\$213	\$82	\$15	\$380	\$1,027	\$1,717	\$213	\$82	\$15	\$380	\$871	\$1,561	\$0	\$0	\$0	\$0	\$156	\$156	0%	0%	0%	0%	18%	10%
1,251 to 1,500	\$1,053	\$379	\$113	\$3,673	\$1,251	\$6,470	\$213	\$92	\$17	\$380	\$1,139	\$1,841	\$213	\$92	\$17	\$380	\$972	\$1,674	\$0	\$0	\$0	\$0	\$167	\$167	0%	0%	0%	0%	17%	10%
1,501 to 1,750	\$1,160	\$418	\$125	\$4,044	\$1,356	\$7,102	\$238	\$104	\$19	\$422	\$1,288	\$2,071	\$238	\$104	\$19	\$422	\$1,100	\$1,883	\$0	\$0	\$0	\$0	\$188	\$188	0%	0%	0%	0%	17%	10%
1,751 to 2,000	\$1,255	\$452	\$135	\$4,376	\$1,448	\$7,666	\$238	\$111	\$20	\$422	\$1,371	\$2,162	\$238	\$111	\$20	\$422	\$1,174	\$1,965	\$0	\$0	\$0	\$0	\$197	\$197	0%	0%	0%	0%	17%	10%
2,001 to 2,250 # (Typical residential)	\$1,333	\$480	\$143	\$4,650	\$1,530	\$8,137	\$255	\$120	\$22	\$453	\$1,485	\$2,335	\$255	\$120	\$22	\$453	\$1,273	\$2,123	\$0	\$0	\$0	\$0	\$212	\$212	0%	0%	0%	0%	17%	10%
2,251 to 2,500	\$1,406	\$506	\$151	\$4,904	\$1,602	\$8,569	\$255	\$126	\$23	\$453	\$1,550	\$2,407	\$255	\$126	\$23	\$453	\$1,331	\$2,188	\$0	\$0	\$0	\$0	\$219	\$219	0%	0%	0%	0%	16%	10%
2,501 to 2,750	\$1,473	\$531	\$159	\$5,138	\$1,670	\$8,971	\$270	\$133	\$24	\$481	\$1,643	\$2,551	\$270	\$133	\$24	\$481	\$1,411	\$2,319	\$0	\$0	\$0	\$0	\$232	\$232	0%	0%	0%	0%	16%	10%
2,751 to 3,000	\$1,535	\$553	\$165	\$5,353	\$1,729	\$9,335	\$270	\$138	\$25	\$481	\$1,696	\$2,610	\$270	\$138	\$25	\$481	\$1,459	\$2,373	\$0	\$0	\$0	\$0	\$237	\$237	0%	0%	0%	0%	16%	10%
3,001 to 3,250	\$1,591	\$573	\$171	\$5,549	\$1,785	\$9,669	\$270	\$142	\$26	\$481	\$1,747	\$2,666	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$242	\$242	0%	0%	0%	0%	16%	10%
3,251 to 3,500	\$1,641	\$591	\$177	\$5,725	\$1,836	\$9,969	\$270	\$142	\$26	\$481	\$1,827	\$2,746	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$322	\$322	0%	0%	0%	0%	21%	13%
3,501 to 3,750	\$1,692	\$609	\$182	\$5,900	\$1,883	\$10,266	\$270	\$142	\$26	\$481	\$1,909	\$2,828	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$404	\$404	0%	0%	0%	0%	27%	17%
3,751 to 4,000	\$1,736	\$625	\$187	\$6,057	\$1,926	\$10,532	\$270	\$142	\$26	\$481	\$1,983	\$2,902	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$478	\$478	0%	0%	0%	0%	32%	20%
4,000 or More	\$1,776	\$640	\$191	\$6,193	\$1,970	\$10,770	\$270	\$142	\$26	\$481	\$2,020	\$2,939	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$515	\$515	0%	0%	0%	0%	34%	21%

NON RESIDENTIAL DEVELOPMENT																														
	MAXIMUM Development Fees per 1,000 Square Feet						PROPOSED Development Fees per 1,000 Square Feet						CURRENT Development Fees per 1,000 Square Feet						\$ CHANGE Development Fees per 1,000 Square Feet						% CHANGE Development Fees per 1,000 Square Feet					
NON RESIDENTIAL DEVELOPMENT TYPE	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL
Commercial / Retail	\$878	\$498	\$177	\$0	\$4,643	\$6,196	\$260	\$134	\$31	\$0	\$3,568	\$3,993	\$260	\$134	\$31	\$0	\$3,205	\$3,630	\$0	\$0	\$0	\$0	\$363	\$363	0%	0%	0%		11%	10%
Industrial	\$611	\$347	\$35	\$0	\$925	\$1,918	\$210	\$108	\$8	\$0	\$638	\$1,236	\$210	\$108	\$8	\$0	\$550	\$876	\$0	\$0	\$0	\$0	\$88	\$88	0%	0%	0%		16%	10%
Office / Other Service	\$1,114	\$632	\$69	\$0	\$1,816	\$3,632	\$367	\$189	\$32	\$0	\$1,651	\$2,341	\$367	\$189	\$32	\$0	\$1,447	\$2,035	\$0	\$0	\$0	\$0	\$204	\$204	0%	0%	0%		14%	10%
Institutional	\$349	\$198	\$76	\$0	\$1,998	\$2,621	\$367	\$189	\$32	\$0	\$1,100	\$1,689	\$367	\$189	\$32	\$0	\$1,447	\$2,035	\$0	\$0	\$0	\$0	(\$347)	(\$347)	0%	0%	0%		-24%	-17%

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