

Highlands County  
Calculated Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Calculated Impact Fees										Total Calculated Fee: All Roads	Total Calculated Fee: County Roads
			Fire Rescue	EMS	Law Enforcement	Correctional Facilities	General Government Buildings	Library Facilities	Parks and Recreation	Environmentally Sensitive Lands	MMTIF All Roads	MMTIF County Roads		
<b>RESIDENTIAL:</b>														
210	Single Family (Detached): Less than 1,500 sf	du	\$1,159	\$48	\$624	\$740	\$1,132	\$406	\$433	\$248	\$8,829	\$3,059	\$13,619	\$7,849
	Single Family (Detached): 1,500 - 2,499 sf	du	\$1,311	\$55	\$705	\$844	\$1,290	\$462	\$492	\$282	\$10,692	\$3,706	\$16,133	\$9,147
	Single Family (Detached): 2,500 sf or more	du	\$1,445	\$60	\$778	\$926	\$1,415	\$507	\$540	\$310	\$11,048	\$3,837	\$17,029	\$9,818
215	Single Family (Attached)	du	\$1,159	\$48	\$624	\$740	\$1,132	\$406	\$433	\$248	\$8,829	\$3,059	\$13,619	\$7,849
220	Multi-Family Housing (Low-Rise, 1-3 floors)	du	\$832	\$38	\$443	\$583	\$890	\$318	\$338	\$194	\$6,680	\$2,308	\$10,316	\$5,944
221	Multi-Family Housing (Mid-Rise, 4-10 floors)	du	\$832	\$38	\$443	\$583	\$890	\$318	\$338	\$194	\$6,680	\$2,308	\$10,316	\$5,944
222	Multi-Family Housing (High-Rise, >10 floors)	du	\$832	\$38	\$443	\$583	\$890	\$318	\$338	\$194	\$6,680	\$2,308	\$10,316	\$5,944
240	Mobile Home Park	du	\$689	\$29	\$371	\$446	\$682	\$243	\$259	\$148	\$3,959	\$1,367	\$6,826	\$4,234
240	Mobile Home on Lot	du	\$689	\$29	\$371	\$446	\$682	\$243	\$259	\$148	\$3,959	\$1,367	\$6,826	\$4,234
251	Senior Adult Housing (Single Family)	du	\$790	\$33	\$420	\$506	\$774	\$276	\$294	\$169	\$3,903	\$1,354	\$7,165	\$4,616
252	Senior Adult Housing (Multi-Family)	du	\$504	\$23	\$267	\$348	\$533	\$190	\$202	\$116	\$2,697	\$931	\$4,880	\$3,114
253	Congregate Care Facility	du	\$907	\$38	\$488	\$613	\$900	-	-	-	\$1,194	\$409	\$4,140	\$3,351
254	Assisted Living	bed	\$849	\$36	\$457	\$584	\$858	-	-	-	\$1,888	\$647	\$4,672	\$3,431
<b>LODGING:</b>														
310	Hotel	room	\$622	\$26	\$335	\$428	\$628	-	-	-	\$4,549	\$1,573	\$6,588	\$3,612
320	Motel	room	\$538	\$23	\$289	\$370	\$543	-	-	-	\$2,308	\$796	\$4,071	\$2,559
<b>RECREATION:</b>														
411	Public Park	acre	\$24	\$1	\$18	\$23	\$34	-	-	-	\$965	\$337	\$1,075	\$447
430	Golf Course	hole	\$672	\$28	\$362	\$463	\$679	-	-	-	\$37,449	\$12,989	\$39,653	\$15,193
445	Movie Theater	screen	\$3,470	\$147	\$1,867	\$2,389	\$3,507	-	-	-	\$40,803	\$13,843	\$52,183	\$25,223
491	Racquet/Tennis Club	court	\$1,470	\$62	\$791	\$1,012	\$1,486	-	-	-	\$27,718	\$9,590	\$32,539	\$14,411
<b>INSTITUTIONS:</b>														
520	Elementary School (Private)	student	\$84	\$4	\$45	\$58	\$85	-	-	-	\$1,611	\$556	\$1,887	\$832
522	Middle/Junior High School (Private)	student	\$76	\$3	\$41	\$52	\$76	-	-	-	\$1,488	\$516	\$1,736	\$764
525	High School (Private)	student	\$67	\$3	\$36	\$46	\$68	-	-	-	\$1,543	\$529	\$1,763	\$749
540/550	University/Jr College (7,500 or fewer students) (Private)	student	\$84	\$4	\$45	\$58	\$85	-	-	-	\$2,470	\$860	\$2,746	\$1,136
	University/Jr College (more than 7,500 students) (Private)	student	\$67	\$3	\$36	\$46	\$68	-	-	-	\$1,849	\$641	\$2,069	\$861
560	Church	1,000 sf	\$353	\$15	\$190	\$243	\$357	-	-	-	\$4,943	\$1,702	\$6,101	\$2,860
565	Day Care Center	1,000 sf	\$580	\$24	\$312	\$399	\$586	-	-	-	\$12,977	\$4,388	\$14,878	\$6,289
<b>MEDICAL:</b>														
610	Hospital	1,000 sf	\$1,109	\$47	\$597	\$763	\$1,121	-	-	-	\$11,425	\$3,959	\$15,062	\$7,596
620	Nursing Home	bed	\$832	\$35	\$158	\$573	\$841	-	-	-	\$1,421	\$480	\$3,860	\$2,919
<b>OFFICE:</b>														
710	Office	1,000 sf	\$563	\$24	\$303	\$388	\$569	-	-	-	\$7,666	\$2,653	\$9,513	\$4,500
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$832	\$35	\$448	\$573	\$841	-	-	-	\$24,328	\$8,421	\$27,057	\$11,150
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$1,159	\$49	\$624	\$798	\$1,172	-	-	-	\$33,821	\$11,707	\$37,623	\$15,509
770	Business Park (Flex-Space)	1,000 sf	\$571	\$24	\$307	\$393	\$577	-	-	-	\$11,621	\$4,018	\$13,493	\$5,890
<b>RETAIL:</b>														
822	Retail 40,000 sf/la or less	1,000 sf/la	\$1,655	\$70	\$891	\$1,139	\$1,673	-	-	-	\$7,833	\$2,606	\$13,261	\$8,034
821	Retail 40,001 to 150,000 sf/la	1,000 sf/la	\$2,226	\$94	\$1,198	\$1,533	\$2,250	-	-	-	\$14,751	\$4,981	\$22,052	\$12,282
820	Retail greater than 150,000 sf/la	1,000 sf/la	\$1,554	\$66	\$836	\$1,070	\$1,571	-	-	-	\$14,921	\$5,095	\$20,018	\$10,192
840/841	New/Used Auto Sales	1,000 sf	\$1,235	\$52	\$665	\$850	\$1,248	-	-	-	\$18,409	\$6,358	\$22,479	\$10,408
850	Supermarket	1,000 sf	\$1,907	\$81	\$1,026	\$1,313	\$1,927	-	-	-	\$22,138	\$7,494	\$28,392	\$13,748
862	Home Improvement Superstore	1,000 sf	\$1,512	\$64	\$814	\$1,041	\$1,528	-	-	-	\$9,507	\$3,234	\$14,466	\$8,193
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$1,411	\$60	\$760	\$972	\$1,427	-	-	-	\$14,039	\$4,754	\$18,669	\$9,384
890	Furniture/Flooring Store	1,000 sf	\$353	\$15	\$190	\$243	\$357	-	-	-	\$4,304	\$1,495	\$5,462	\$2,653
<b>SERVICES:</b>														
911	Bank: Walk-in	1,000 sf	\$907	\$38	\$488	\$625	\$917	-	-	-	\$13,225	\$4,505	\$16,200	\$7,480
912	Bank: Drive-in	1,000 sf	\$1,176	\$50	\$633	\$810	\$1,189	-	-	-	\$23,666	\$8,054	\$27,524	\$11,912
930	Fast Casual Restaurant	1,000 sf	\$6,402	\$270	\$3,445	\$4,407	\$6,470	-	-	-	\$54,847	\$18,552	\$75,841	\$39,546
931	Fine Dining Restaurant	1,000 sf	\$4,747	\$200	\$2,554	\$3,268	\$4,797	-	-	-	\$42,211	\$14,469	\$57,777	\$30,035
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$4,444	\$188	\$2,392	\$3,060	\$4,492	-	-	-	\$46,983	\$16,102	\$61,559	\$30,678
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$7,864	\$332	\$4,232	\$5,414	\$7,948	-	-	-	\$112,660	\$38,113	\$138,450	\$66,903
941	Quick Lubrication Vehicle Shop	service pos.	\$1,277	\$54	\$687	\$879	\$1,291	-	-	-	\$21,466	\$7,377	\$29,664	\$11,565
942	Automobile Care Center	1,000 sf	\$1,092	\$46	\$588	\$752	\$1,104	-	-	-	\$12,680	\$4,364	\$16,282	\$7,946
943	Gas Station w/Convenience Store <2,000 sf	fuel pos.	\$1,109	\$47	\$597	\$763	\$1,121	-	-	-	\$15,332	\$5,174	\$18,969	\$8,811
944	Gas Station w/Convenience Store 2,000 sf or more	fuel pos.	\$1,369	\$58	\$737	\$943	\$1,384	-	-	-	\$18,477	\$6,227	\$22,968	\$10,718
947	Self-Service Car Wash	wash stall	\$664	\$28	\$357	\$457	\$671	-	-	-	\$11,793	\$4,002	\$13,970	\$6,179
948	Automated Car Wash	1,000 sf	\$2,226	\$94	\$1,198	\$1,533	\$2,250	-	-	-	\$76,838	\$26,053	\$84,139	\$33,354
<b>INDUSTRIAL:</b>														
110	General Light Industrial	1,000 sf	\$227	\$10	\$122	\$156	\$229	-	-	-	\$3,529	\$1,224	\$4,273	\$1,968
140	Manufacturing	1,000 sf	\$378	\$16	\$203	\$260	\$382	-	-	-	\$4,180	\$1,446	\$5,419	\$2,685
150	Warehousing	1,000 sf	\$76	\$3	\$41	\$52	\$76	-	-	-	\$1,551	\$541	\$1,799	\$789
151	Mini-Warehouse	1,000 sf	\$25	\$1	\$14	\$17	\$25	-	-	-	\$914	\$317	\$996	\$399