

TIF FEES EFFECTIVE 1/1/25 - 12/31/25

<i>Land Use Group</i>	<i>ITE Land Use Code</i>	<i>Land Use Code</i>	<i>Units</i>	<i>2025 City wide Impact Fee</i>	<i>2025 Downtown Impact Fee Rate</i>	<i>2025 Midway Impact Fee Rate</i>
Residential	Single Family	210	dwelling	\$ 6,109.26	\$ 5,008.94	\$ 5,396.01
	2nd+ ADU (no TIF for 1st ADU)	220	dwelling	\$ 3,054.63	\$ 2,504.47	\$ 2,698.01
	1-2 Story Multi/Townhome	220	dwelling	\$ 3,455.75	\$ 2,833.34	\$ 3,052.29
	3-10 Story Multi/Townhome/Condo	221	dwelling	\$ 2,715.22	\$ 2,226.20	\$ 2,398.24
	3+ Story Multi/Townhome/Condo	222	dwelling	\$ 2,221.54	\$ 1,821.44	\$ 1,962.20
	Senior Housing	251	dwelling	\$ 1,851.29	\$ 1,517.87	\$ 1,635.17
	Mobile Home in MH Park	240	dwelling	\$ 2,838.65	\$ 2,327.39	\$ 2,507.24
Hotel	Hotel	310	room	\$ 3,702.59	\$ 3,035.73	\$ 3,270.31
	Motel	320	room	\$ 2,344.97	\$ 1,922.62	\$ 2,071.20
Auto Retail/Services	Service Station	944	VFP	\$ 28,362.00	\$ 28,362.00	\$ 28,362.00
	Service Station w/ Mini-mart	945	VFP	\$ 28,281.13	\$ 28,281.13	\$ 28,281.13
	Car Sales New/Used	841	sf/GFA	\$ 15.96	\$ 15.96	\$ 15.96
	Auto Care Center	942	sf/GLA	\$ 8.38	\$ 8.38	\$ 8.38
Recreation	Health Club	492, 493	sf/GFA	\$ 13.77	\$ 11.29	\$ 12.16
Education/Institution	Elementary School	520	sf/GFA	\$ 5.87	\$ 4.81	\$ 5.20
	Middle/JR High School	522	sf/GFA	\$ 5.11	\$ 4.18	\$ 4.51
	High School	530	sf/GFA	\$ 4.16	\$ 3.41	\$ 3.67
	Day Care Center	565	sf/GFA	\$ 5.96	\$ 4.88	\$ 5.27
	Assisted Living, Nursing Home	254, 620	bed	\$ 2,573.93	\$ 2,110.35	\$ 2,273.43
	Church	560	sf/GFA	\$ 2.62	\$ 2.16	\$ 2.33
	Hospital	610	sf/GFA	\$ 4.16	\$ 3.41	\$ 3.67
Restaurant	Quality Restaurant	931	sf/GFA	\$ 23.23	\$ 19.05	\$ 20.53
	High Turnover Restaurant	932	sf/GFA	\$ 29.62	\$ 24.29	\$ 26.16
	Fast Food Restaurant	934	sf/GFA	\$ 86.89	\$ 71.25	\$ 76.76
	Espresso w/ Drive-Thru	938	sf/GFA	\$ 88.63	\$ 72.67	\$ 78.28
	Library	590	sf/GFA	\$ 32.56	\$ 26.70	\$ 28.75

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Retail/Services	Post Office	732	sf/GFA	\$ 44.72	\$ 36.67	\$ 39.50
	Movie Theater	444, 445	seat	\$ 406.95	\$ 333.67	\$ 359.45
	Shopping Center	820	sf/GLA	\$ 13.37	\$ 10.97	\$ 11.81
	Supermarket	850	sf/GFA	\$ 30.47	\$ 24.99	\$ 26.92
	Convenience Market	851	sf/GFA	\$ 128.02	\$ 104.96	\$ 113.08
	Free Standing Discount Store	813, 815, 857, 863, 864	sf/GFA	\$ 17.56	\$ 14.39	\$ 15.51
	Hardware/Paint Store	816	sf/GFA	\$ 5.71	\$ 4.67	\$ 5.03
	Furniture Store	890	sf/GFA	\$ 1.65	\$ 1.36	\$ 1.46
	Home Improvement Superstore	862	sf/GFA	\$ 7.19	\$ 5.89	\$ 6.35
	Pharmacy w/ Drive-Thru	881	sf/GFA	\$ 27.92	\$ 22.89	\$ 24.66
Offices	General Office	710, 715, 750	sf/GFA	\$ 5.37	\$ 4.40	\$ 4.75
	Medical Office	720	sf/GFA	\$ 13.48	\$ 11.04	\$ 11.91
Industrial	Light Industrial/Manufacturing	110, 140	sf/GFA	\$ 4.87	\$ 4.87	\$ 4.87
	Industrial Park	130	sf/GFA	\$ 3.10	\$ 3.10	\$ 3.10
	Mini-Warehouse/Storage	151	sf/GFA	\$ 1.05	\$ 1.05	\$ 1.05
	Warehousing	150	sf/GFA	\$ 1.47	\$ 1.47	\$ 1.47

Cost per person trip (55% max def) = \$4,245.56

