

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

Land Use Group	ITE Land Use Code	Land Use Code	Units	2025 City wide Impact Fee	2025 Downtown Impact Fee Rate	2025 Midway Impact Fee Rate	Unit
Residential	Single Family	210	dwelling	\$ 6,109.26	\$ 5,008.94	\$ 5,396.01	per dwelling unit
	2nd+ ADU (no TIF for 1st ADU)	220	dwelling	\$ 3,054.63	\$ 2,504.47	\$ 2,698.01	per dwelling unit
	1-2 Story Multi/Townhome	220	dwelling	\$ 3,455.75	\$ 2,833.34	\$ 3,052.29	per dwelling unit
	3-10 Story Multi/Townhome/Condo	221	dwelling	\$ 2,715.22	\$ 2,226.20	\$ 2,398.24	per dwelling unit
	3+ Story Multi/Townhome/Condo	222	dwelling	\$ 2,221.54	\$ 1,821.44	\$ 1,962.20	per dwelling unit
	Senior Housing	251	dwelling	\$ 1,851.29	\$ 1,517.87	\$ 1,635.17	per dwelling unit
	Mobile Home in MH Park	240	dwelling	\$ 2,838.65	\$ 2,327.39	\$ 2,507.24	per dwelling unit
Hotel	Hotel	310	room	\$ 3,702.59	\$ 3,035.73	\$ 3,270.31	per room
	Motel	320	room	\$ 2,344.97	\$ 1,922.62	\$ 2,071.20	per room
Auto Retail/Services	Service Station	944	VFP	\$ 28,362.00	\$ 28,362.00	\$ 28,362.00	per VFP
	Service Station w/ Mini-mart	945	VFP	\$ 28,281.13	\$ 28,281.13	\$ 28,281.13	per VFP
	Car Sales New/Used	841	sf/GFA	\$ 15.96	\$ 15.96	\$ 15.96	per sf/GFA
	Auto Care Center	942	sf/GLA	\$ 8.38	\$ 8.38	\$ 8.38	per sf/GLA
Recreation	Health Club	492, 493	sf/GFA	\$ 13.77	\$ 11.29	\$ 12.16	per sf/GFA
Education/Institution	Elementary School	520	sf/GFA	\$ 5.87	\$ 4.81	\$ 5.20	per sf/GFA
	Middle/JR High School	522	sf/GFA	\$ 5.11	\$ 4.18	\$ 4.51	per sf/GFA
	High School	530	sf/GFA	\$ 4.16	\$ 3.41	\$ 3.67	per sf/GFA
	Day Care Center	565	sf/GFA	\$ 5.96	\$ 4.88	\$ 5.27	per sf/GFA
	Assisted Living, Nursing Home	254, 620	bed	\$ 2,573.93	\$ 2,110.35	\$ 2,273.43	per bed
	Church	560	sf/GFA	\$ 2.62	\$ 2.16	\$ 2.33	per sf/GFA
	Hospital	610	sf/GFA	\$ 4.16	\$ 3.41	\$ 3.67	per sf/GFA
Restaurant	Quality Restaurant	931	sf/GFA	\$ 23.23	\$ 19.05	\$ 20.53	per sf/GFA
	High Turnover Restaurant	932	sf/GFA	\$ 29.62	\$ 24.29	\$ 26.16	per sf/GFA
	Fast Food Restaurant	934	sf/GFA	\$ 86.89	\$ 71.25	\$ 76.76	per sf/GFA
	Espresso w/ Drive-Thru	938	sf/GFA	\$ 88.63	\$ 72.67	\$ 78.28	per sf/GFA
Retail/Services	Library	590	sf/GFA	\$ 32.56	\$ 26.70	\$ 28.75	per sf/GFA
	Post Office	732	sf/GFA	\$ 44.72	\$ 36.67	\$ 39.50	per sf/GFA
	Movie Theater	444, 445	seat	\$ 406.95	\$ 333.67	\$ 359.45	per seat
	Shopping Center	820	sf/GLA	\$ 13.37	\$ 10.97	\$ 11.81	per sf/GLA
	Supermarket	850	sf/GFA	\$ 30.47	\$ 24.99	\$ 26.92	per sf/GFA
	Convenience Market	851	sf/GFA	\$ 128.02	\$ 104.96	\$ 113.08	per sf/GFA
	Free Standing Discount Store	813, 815, 857, 863, 864	sf/GFA	\$ 17.56	\$ 14.39	\$ 15.51	per sf/GFA
	Hardware/Paint Store	816	sf/GFA	\$ 5.71	\$ 4.67	\$ 5.03	per sf/GFA
	Furniture Store	890	sf/GFA	\$ 1.65	\$ 1.36	\$ 1.46	per sf/GFA
	Home Improvement Superstore	862	sf/GFA	\$ 7.19	\$ 5.89	\$ 6.35	per sf/GFA
Pharmacy w/ Drive-Thru	881	sf/GFA	\$ 27.92	\$ 22.89	\$ 24.66	per sf/GFA	
Offices	General Office	710, 715, 750	sf/GFA	\$ 5.37	\$ 4.40	\$ 4.75	per sf/GFA
	Medical Office	720	sf/GFA	\$ 13.48	\$ 11.04	\$ 11.91	per sf/GFA
Industrial	Light Industrial/Manufacturing	110, 140	sf/GFA	\$ 4.87	\$ 4.87	\$ 4.87	per sf/GFA
	Industrial Park	130	sf/GFA	\$ 3.10	\$ 3.10	\$ 3.10	per sf/GFA
	Mini-Warehouse/Storage	151	sf/GFA	\$ 1.05	\$ 1.05	\$ 1.05	per sf/GFA
	Warehousing	150	sf/GFA	\$ 1.47	\$ 1.47	\$ 1.47	per sf/GFA

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