

DRAFT CALCULATIONS -- FOR DISCUSSION PURPOSES ONLY

Calculated Fire Rescue/EMS Impact Fee Schedule - Option 1, Phased over **FOUR Years**

Recognizes a credit to account for other revenue sources being used to fund capacity expansion projects. This is also the same methodology used to calculate current adopted fire/EMS fees.

Current adopted fees where the units from the 2021 calculated schedule is not consistent with the current adopted fee schedule are highlighted in yellow.

ITE LUC	Land Use	Impact Unit	Calculated Impact Fee	Current Adopted Impact Fee	Percent Change	Phase I	Phase II	Phase III	Phase IV
RESIDENTIAL									
210	Single Family	du	\$586	\$320	83%	\$386.50	\$453.00	\$519.50	\$586.00
220/221/222	Multi-Family	du	\$415	\$234	77%	\$279.25	\$324.50	\$369.75	\$415.00
240	Mobile Home	du	\$405	\$244	66%	\$284.25	\$324.50	\$364.75	\$405.00
251	Senior Adult Housing (Single Family)	du	\$352	\$246	43%	\$272.50	\$299.00	\$325.50	\$352.00
252	Senior Adult Housing (Multi-Family)	du	\$248	\$178	39%	\$195.50	\$213.00	\$230.50	\$248.00
TRANSIENT, ASSISTED, GROUP									
253/255	Congregate Care Facility/Continuing Care Retirement Center	du	\$426	\$250	70%	\$294.00	\$338.00	\$382.00	\$426.00
254	Assisted Living	bed	\$373	\$195	91%	\$239.50	\$284.00	\$328.50	\$373.00
310	Hotel	room	\$314	\$230	37%	\$251.00	\$272.00	\$293.00	\$314.00
320	Motel	room	\$279	\$197	42%	\$217.50	\$238.00	\$258.50	\$279.00
620	Nursing Home	bed	\$366	\$218	68%	\$255.00	\$292.00	\$329.00	\$366.00
RECREATIONAL									
416	RV Park	site	\$157	\$93	69%	\$109.00	\$125.00	\$141.00	\$157.00
420	Marina	berth	\$42	\$26	62%	\$30.00	\$34.00	\$38.00	\$42.00
430	Golf Course*	hole	\$279	\$162	72%	\$191.25	\$220.50	\$249.75	\$279.00
445	Movie Theater	screen	\$1,441	\$1,030	40%	\$1,132.75	\$1,235.50	\$1,338.25	\$1,441.00
492	Health/Fitness Club	1,000 sf	\$652	\$479	36%	\$522.25	\$565.50	\$608.75	\$652.00
INSTITUTIONAL									
520	Elementary School (Private)**	student	\$35	\$0	-	-	-	-	-
522	Middle School (Private)**	student	\$31	\$0	-	-	-	-	-
525	High School (Private)**	student	\$28	\$0	-	-	-	-	-
540/550	University/Jr College (7,500 or fewer students) (Private)**	student	\$35	\$0	-	-	-	-	-
	University/Jr College (more than 7,500 students) (Private)**	student	\$28	\$0	-	-	-	-	-
560	Public Assembly	1,000 sf	\$147	\$81	81%	\$97.50	\$114.00	\$130.50	\$147.00
565	Day Care Center	1,000 sf	\$241	\$161	50%	\$181.00	\$201.00	\$221.00	\$241.00
MEDICAL									
610	Hospital	1,000 sf	\$461	\$258	79%	\$308.75	\$359.50	\$410.25	\$461.00
630	Clinic	1,000 sf	\$502	\$298	68%	\$349.00	\$400.00	\$451.00	\$502.00
OFFICE									

710	Office	1,000 sf	\$234	\$195	20%	\$204.75	\$214.50	\$224.25	\$234.00
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$345	\$238	45%	\$264.75	\$291.50	\$318.25	\$345.00
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$481	\$342	41%	\$376.75	\$411.50	\$446.25	\$481.00
RETAIL									
812	Building Materials/Lumber Store	1,000 sf	\$129	\$107	21%	\$112.50	\$118.00	\$123.50	\$129.00
813	Discount Superstore, Free-Standing	1,000 sf	\$827	\$342	142%	\$463.25	\$584.50	\$705.75	\$827.00
816	Hardware/Paint Store	1,000 sf	\$80	\$50	60%	\$57.50	\$65.00	\$72.50	\$80.00
822	Retail 40,000 sfgla or less	1,000 sfgla	\$687	\$512	34%	\$555.75	\$599.50	\$643.25	\$687.00
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	\$925	\$512	81%	\$615.25	\$718.50	\$821.75	\$925.00
820	Retail greater than 150,000 sfgla	1,000 sfgla	\$645	\$512	26%	\$545.25	\$578.50	\$611.75	\$645.00
840/841	New/Used Auto Sales	1,000 sf	\$513	\$312	64%	\$362.25	\$412.50	\$462.75	\$513.00
850	Supermarket	1,000 sf	\$792	\$486	63%	\$562.50	\$639.00	\$715.50	\$792.00
851	Convenience Market (24 hour)	1,000 sf	\$1,835	\$1,582	16%	\$1,645.25	\$1,708.50	\$1,771.75	\$1,835.00
862	Home Improvement Superstore	1,000 sf	\$628	\$385	63%	\$445.75	\$506.50	\$567.25	\$628.00
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	\$586	\$365	61%	\$420.25	\$475.50	\$530.75	\$586.00
890	Furniture Store	1,000 sf	\$147	\$64	130%	\$84.75	\$105.50	\$126.25	\$147.00
SERVICES									
912	Bank/Savings Drive-In	1,000 sf	\$488	\$294	66%	\$342.50	\$391.00	\$439.50	\$488.00
931	Fine Dining Restaurant	1,000 sf	\$1,971	\$1,144	72%	\$1,350.75	\$1,557.50	\$1,764.25	\$1,971.00
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$1,846	\$1,076	72%	\$1,268.50	\$1,461.00	\$1,653.50	\$1,846.00
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$3,266	\$1,940	68%	\$2,271.50	\$2,603.00	\$2,934.50	\$3,266.00
942	Automobile Care Center	1,000 sf	\$454	\$332	37%	\$362.50	\$393.00	\$423.50	\$454.00
944	Gas Station w/Convenience Store <2,000 sf	fuel pos.	\$461	\$290	59%	\$332.75	\$375.50	\$418.25	\$461.00
945	Gas Station w/Convenience Store 2,000 sf or more	fuel pos.	\$569	\$457	25%	\$485.00	\$513.00	\$541.00	\$569.00
947	Self-Service Car Wash	wash stall	\$276	\$191	45%	\$212.25	\$233.50	\$254.75	\$276.00
INDUSTRIAL									
110	General Light Industrial	1,000 sf	\$94	\$95	-1%	\$94.00	\$94.00	\$94.00	\$94.00
130	Industrial Park	1,000 sf	\$73	\$69	6%	\$70.00	\$71.00	\$72.00	\$73.00
140	Manufacturing	1,000 sf	\$157	\$109	44%	\$121.00	\$133.00	\$145.00	\$157.00
150	Warehousing	1,000 sf	\$31	\$22	41%	\$24.25	\$26.50	\$28.75	\$31.00
151	Mini-Warehouse	1,000 sf	\$10	\$8	25%	\$8.50	\$9.00	\$9.50	\$10.00

Note: du=dwelling unit; sf=square feet; sfgla=square feet of gross leasable area

*Golf course current adopted impact fee per acre (\$20) is converted to per hole (\$162) based on trips rate ratio from ITE 12th Edition

**County current policy is to exempt school land uses from impact fees

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Calculated Fire Rescue/EMS Impact Fee Schedule - Option 2, Phased over **FOUR Years**

The calculated fees in the table below are based on the assumption that the BOCC will make the policy decision of using only impact fee revenues to fund future fire/EMS capacity addition projects (new fire stations, expansion of fire stations, land purchase, new/additional vehicles and equipment, etc.).

Some jurisdictions that have this policy allow their General Fund to lend to the Impact Fee Account when impact fee revenue balance is not sufficient to build facilities. Impact fee revenues then pay back the General Fund over time. This also needs to be an adopted BOCC policy and preferably included in the ordinance.

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ITE LUC	Land Use	Impact Unit	Calculated Impact Fee	Current Adopted Impact Fee	Percent Change	Phase I	Phase II	Phase III	Phase IV
RESIDENTIAL									
210	Single Family	du	\$908	\$320	184%	\$467.00	\$614.00	\$761.00	\$908.00
220/221/222	Multi-Family	du	\$643	\$234	175%	\$336.25	\$438.50	\$540.75	\$643.00
240	Mobile Home	du	\$627	\$244	157%	\$339.75	\$435.50	\$531.25	\$627.00
251	Senior Adult Housing (Single Family)	du	\$546	\$246	122%	\$321.00	\$396.00	\$471.00	\$546.00
252	Senior Adult Housing (Multi-Family)	du	\$384	\$178	116%	\$229.50	\$281.00	\$332.50	\$384.00
TRANSIENT, ASSISTED, GROUP									
253/255	Congregate Care Facility/Continuing Care Retirement Center	du	\$659	\$250	164%	\$352.25	\$454.50	\$556.75	\$659.00
254	Assisted Living	bed	\$578	\$195	196%	\$290.75	\$386.50	\$482.25	\$578.00
310	Hotel	room	\$486	\$230	111%	\$294.00	\$358.00	\$422.00	\$486.00
320	Motel	room	\$432	\$197	119%	\$255.75	\$314.50	\$373.25	\$432.00
620	Nursing Home	bed	\$567	\$218	160%	\$305.25	\$392.50	\$479.75	\$567.00
RECREATIONAL									
416	RV Park	site	\$243	\$93	161%	\$130.50	\$168.00	\$205.50	\$243.00
420	Marina	berth	\$65	\$26	150%	\$35.75	\$45.50	\$55.25	\$65.00
430	Golf Course*	hole	\$432	\$162	167%	\$229.50	\$297.00	\$364.50	\$432.00
445	Movie Theater	screen	\$2,231	\$1,030	117%	\$1,330.25	\$1,630.50	\$1,930.75	\$2,231.00
492	Health/Fitness Club	1,000 sf	\$1,010	\$479	111%	\$611.75	\$744.50	\$877.25	\$1,010.00
INSTITUTIONAL									
520	Elementary School (Private)**	student	\$54	\$0	-	-	-	-	-
522	Middle School (Private)**	student	\$49	\$0	-	-	-	-	-
525	High School (Private)**	student	\$43	\$0	-	-	-	-	-
540/550	University/Jr College (7,500 or fewer students) (Private)**	student	\$54	\$0	-	-	-	-	-
	University/Jr College (more than 7,500 students) (Private)**	student	\$43	\$0	-	-	-	-	-

560	Public Assembly	1,000 sf	\$227	\$81	180%	\$117.50	\$154.00	\$190.50	\$227.00
565	Day Care Center	1,000 sf	\$373	\$161	132%	\$214.00	\$267.00	\$320.00	\$373.00
MEDICAL									
610	Hospital	1,000 sf	\$713	\$258	176%	\$371.75	\$485.50	\$599.25	\$713.00
630	Clinic	1,000 sf	\$778	\$298	161%	\$418.00	\$538.00	\$658.00	\$778.00
OFFICE									
710	Office	1,000 sf	\$362	\$195	86%	\$236.75	\$278.50	\$320.25	\$362.00
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$535	\$238	125%	\$312.25	\$386.50	\$460.75	\$535.00
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$745	\$342	118%	\$442.75	\$543.50	\$644.25	\$745.00
RETAIL									
812	Building Materials/Lumber Store	1,000 sf	\$200	\$107	87%	\$130.25	\$153.50	\$176.75	\$200.00
813	Discount Superstore, Free-Standing	1,000 sf	\$1,280	\$342	274%	\$576.50	\$811.00	\$1,045.50	\$1,280.00
816	Hardware/Paint Store	1,000 sf	\$124	\$50	148%	\$68.50	\$87.00	\$105.50	\$124.00
822	Retail 40,000 sfgla or less	1,000 sfgla	\$1,064	\$512	108%	\$650.00	\$788.00	\$926.00	\$1,064.00
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	\$1,432	\$512	180%	\$742.00	\$972.00	\$1,202.00	\$1,432.00
820	Retail greater than 150,000 sfgla	1,000 sfgla	\$999	\$512	95%	\$633.75	\$755.50	\$877.25	\$999.00
840/841	New/Used Auto Sales	1,000 sf	\$794	\$312	154%	\$432.50	\$553.00	\$673.50	\$794.00
850	Supermarket	1,000 sf	\$1,226	\$486	152%	\$671.00	\$856.00	\$1,041.00	\$1,226.00
851	Convenience Market (24 hour)	1,000 sf	\$2,842	\$1,582	80%	\$1,897.00	\$2,212.00	\$2,527.00	\$2,842.00
862	Home Improvement Superstore	1,000 sf	\$972	\$385	152%	\$531.75	\$678.50	\$825.25	\$972.00
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	\$908	\$365	149%	\$500.75	\$636.50	\$772.25	\$908.00
890	Furniture Store	1,000 sf	\$227	\$64	255%	\$104.75	\$145.50	\$186.25	\$227.00
SERVICES									
912	Bank/Savings Drive-In	1,000 sf	\$756	\$294	157%	\$409.50	\$525.00	\$640.50	\$756.00
931	Fine Dining Restaurant	1,000 sf	\$3,052	\$1,144	167%	\$1,621.00	\$2,098.00	\$2,575.00	\$3,052.00
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$2,858	\$1,076	166%	\$1,521.50	\$1,967.00	\$2,412.50	\$2,858.00
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$5,056	\$1,940	161%	\$2,719.00	\$3,498.00	\$4,277.00	\$5,056.00
942	Automobile Care Center	1,000 sf	\$702	\$332	111%	\$424.50	\$517.00	\$609.50	\$702.00
944	Gas Station w/Convenience Store <2,000 sf	fuel pos.	\$713	\$290	146%	\$395.75	\$501.50	\$607.25	\$713.00
945	Gas Station w/Convenience Store 2,000 sf or more	fuel pos.	\$881	\$457	93%	\$563.00	\$669.00	\$775.00	\$881.00
947	Self-Service Car Wash	wash stall	\$427	\$191	124%	\$250.00	\$309.00	\$368.00	\$427.00
INDUSTRIAL									
110	General Light Industrial	1,000 sf	\$146	\$95	54%	\$107.75	\$120.50	\$133.25	\$146.00
130	Industrial Park	1,000 sf	\$113	\$69	64%	\$80.00	\$91.00	\$102.00	\$113.00
140	Manufacturing	1,000 sf	\$243	\$109	123%	\$142.50	\$176.00	\$209.50	\$243.00
150	Warehousing	1,000 sf	\$49	\$22	123%	\$28.75	\$35.50	\$42.25	\$49.00
151	Mini-Warehouse	1,000 sf	\$16	\$8	100%	\$10.00	\$12.00	\$14.00	\$16.00

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INSTITUTIONAL							
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522	Middle School (Private)**	student	\$49	\$0	-	-	-
525	High School (Private)**	student	\$43	\$0	-	-	-
540/550	University/Jr College (7,500 or fewer students) (Private)**	student	\$54	\$0	-	-	-
	University/Jr College (more than 7,500 students) (Private)**	student	\$43	\$0	-	-	-

560	Public Assembly	1,000 sf	\$227	\$81	180%	\$154.00	\$227.00
565	Day Care Center	1,000 sf	\$373	\$161	132%	\$267.00	\$373.00
MEDICAL							
610	Hospital	1,000 sf	\$713	\$258	176%	\$485.50	\$713.00
630	Clinic	1,000 sf	\$778	\$298	161%	\$538.00	\$778.00
OFFICE							
710	Office	1,000 sf	\$362	\$195	86%	\$278.50	\$362.00
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$535	\$238	125%	\$386.50	\$535.00
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$745	\$342	118%	\$543.50	\$745.00
RETAIL							
812	Building Materials/Lumber Store	1,000 sf	\$200	\$107	87%	\$153.50	\$200.00
813	Discount Superstore, Free-Standing	1,000 sf	\$1,280	\$342	274%	\$811.00	\$1,280.00
816	Hardware/Paint Store	1,000 sf	\$124	\$50	148%	\$87.00	\$124.00
822	Retail 40,000 sf gla or less	1,000 sf gla	\$1,064	\$512	108%	\$788.00	\$1,064.00
821	Retail 40,001 to 150,000 sf gla	1,000 sf gla	\$1,432	\$512	180%	\$972.00	\$1,432.00
820	Retail greater than 150,000 sf gla	1,000 sf gla	\$999	\$512	95%	\$755.50	\$999.00
840/841	New/Used Auto Sales	1,000 sf	\$794	\$312	154%	\$553.00	\$794.00
850	Supermarket	1,000 sf	\$1,226	\$486	152%	\$856.00	\$1,226.00
851	Convenience Market (24 hour)	1,000 sf	\$2,842	\$1,582	80%	\$2,212.00	\$2,842.00
862	Home Improvement Superstore	1,000 sf	\$972	\$385	152%	\$678.50	\$972.00
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	\$908	\$365	149%	\$636.50	\$908.00
890	Furniture Store	1,000 sf	\$227	\$64	255%	\$145.50	\$227.00
SERVICES							
912	Bank/Savings Drive-In	1,000 sf	\$756	\$294	157%	\$525.00	\$756.00
931	Fine Dining Restaurant	1,000 sf	\$3,052	\$1,144	167%	\$2,098.00	\$3,052.00
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$2,858	\$1,076	166%	\$1,967.00	\$2,858.00
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$5,056	\$1,940	161%	\$3,498.00	\$5,056.00
942	Automobile Care Center	1,000 sf	\$702	\$332	111%	\$517.00	\$702.00
944	Gas Station w/Convenience Store <2,000 sf	fuel pos.	\$713	\$290	146%	\$501.50	\$713.00
945	Gas Station w/Convenience Store 2,000 sf or more	fuel pos.	\$881	\$457	93%	\$669.00	\$881.00
947	Self-Service Car Wash	wash stall	\$427	\$191	124%	\$309.00	\$427.00
INDUSTRIAL							
110	General Light Industrial	1,000 sf	\$146	\$95	54%	\$120.50	\$146.00
130	Industrial Park	1,000 sf	\$113	\$69	64%	\$91.00	\$113.00
140	Manufacturing	1,000 sf	\$243	\$109	123%	\$176.00	\$243.00
150	Warehousing	1,000 sf	\$49	\$22	123%	\$35.50	\$49.00
151	Mini-Warehouse	1,000 sf	\$16	\$8	100%	\$12.00	\$16.00

Note: du=dwelling unit; sf=square feet; sf gla=square feet of gross leasable area

*Golf course current adopted impact fee per acre (\$20) is converted to per hole (\$162) based on trips rate ratio from ITE 12th Edition

**County current policy is to exempt school land uses from impact fees