



TRANSPORTATION IMPACT FEE SCHEDULE Chapter 27.04 KMC

Effective January 1, 2020 (3.6% then 1.7% CPI)

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
Cost per Trip End > Trip Length			persons \$4,020.46
Residential			
Detached Housing	dwelling	210	\$5,830
Attached and Stacked Housing	dwelling	220,221, 230,233	\$3,324
Senior Housing	dwelling	See note 1	\$1,662
Nursing Home	bed	620	\$863
Congregate Care/ Asst. Living	dwelling	253,254	\$667
Commercial - Services			
Drive-in Bank	sq ft/GFA	912	\$33.20
Walk-in Bank	sq ft/GFA	911	\$20.40
Day Care Center	sq ft/GFA	565	\$25.94
Library	sq ft/GFA	590	\$13.04
Post Office	sq ft/GFA	732	\$20.05
Hotel/Motel**	room	310	\$3,997
All Suites Hotel	room	311	\$2,665
Service Station	VFP	944	\$12,235
Svc Station/Minimart	VFP	945	\$14,162
Svc Str/ Minimart/Carwash	VFP	946	\$14,529
Carwash	Stall	947	\$8,074
Movie Theater	screen	445	\$37,371
Health Club	Sq ft/GFA	492	\$11.50
Racquet Club	sq ft/GFA	491	\$3.45
Marina	Berth	420	\$743
Commercial - Institutional			
Elementary School/ Jr. High	student	520,522	\$336.34
High School	student	530	\$327.93
University/College	student	550	\$643.25
Church	sq ft/GFA	560	\$2.85
Hospital	sq ft/GFA	610	\$5.21
Commercial - Restaurant			
Quality Restaurant	sq ft./GFA	931	\$19.90
High-Turnover Restaurant	sq.ft/GFA	932	\$26.75
Fast Food Rest. w/o drive thru	sq ft/GFA	933	\$36.64
Fast Food Rest. w drive thru	sq ft/GFA	934	\$45.74
Industrial			
Light Industry/ High Technology	sq ft/GFA	110	\$6.75
Industrial Park	sq ft/GFA	130	\$5.92
Warehousing/Storage	sq ft/GFA	150	\$2.23

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
Commercial - Retail			
Shopping Center	sq ft/GLA	820	\$5.75
Auto Parts Sales	sq ft/GFA	843	\$8.21
Auto Care Center	sq ft/GLA	942	\$5.19
Car Sales - New/Used	sq ft/GFA	841	\$13.51
Convenience Market	sq ft/GFA	851	\$46.79
Discount Club	sq ft/GFA	857	\$14.76
Electronics Superstore	sq ft/GFA	863	\$7.95
Free Standing Discount Store	sq ft/GFA	815	\$10.70
Furniture Store	sq ft/GFA	890	\$0.50
Hardware/Paint Store	sq ft/GFA	816	\$8.53
Home Improvement Superstore	sq ft/GFA	862	\$3.98
Nursery/Garden Cntr	sq ft/GFA	817	\$11.57
Pharmacy(with Drive Through)	sq ft/GFA	881	\$12.04
Quick Lubrication Vehicle Shop	Svc Bay	941	\$4,945.88
Supermarket	sq ft/GFA	850	\$17.86
Tire Store	Svc Bay	848	\$6072.29
Miscellaneous Retail	Sq ft/GFA	820	\$5.75
Commercial - Office			
General Office Bldg	sq ft/GFA	710	\$9.27
Medical Office/Clinic	sq ft/GFA	720	\$17.42

N/A = Not Applicable
 VFP=Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)
 GLA=Gross Leasable Area
 GFA=Gross Floor Area

*For uses with Unit of Measure in sq. ft., trip rate given as trips per 1000 sq. ft.
 **Hotel/Motel: Assumes 83% room occupancy (per ITE).
 *** New Trip % and Trip Lengths for selected uses are based upon characteristics of similar land use types.

Primary sources for PM Peak Hour Trip Rates, Percent New Trips, and Average Trip Length:
 1. ITE's "Trip Generation, 9th Edition" Report
 2. Pinellas County Impact Fee Study
 3. City of Tampa Transportation Impact Fee Update
 4. Senior Housing rate is 1/2 of Attached and Stacked Housing rate



Park Impact Fee Schedule
Chapter 27.06 KMC

Effective January 1, 2020 (3.6% then 1.7% CPI increases)

Type of Land Use	Impact Fee	Per Unit
Single-family dwelling (detached unit)	\$4,391	Dwelling unit
Multifamily dwelling (Attached, stacked, senior or assisted living unit development, and cottage, carriage and two-/three-unit homes approved under Chapter 113 KZC)	\$3,338	Dwelling unit



School Impact Fee Schedule
Chapter 27.08 KMC

Effective January 1, 2020
 Ordinance O-4707

Type of Land Use	Impact Fee	Per Unit	Admin Fee (1)
Single-family dwelling (detached unit)	\$13,633	Dwelling Unit	\$65
Multifamily dwelling (attached, stacked, or duplex unit as defined in Chapter 5 KZC and cottage, carriage and two-/three-unit homes approved under Chapter 113 KZC.) (2)	\$1,388	Dwelling Unit	\$65

- (1) The Public Works Department is responsible for the information, collection, administration, and transfer of the School Impact Fee to the School District.
- (2) The School Impact Fee is exempted for any form of housing for the elderly, including nursing homes, retirement centers, and any type of housing units for persons age fifty-five and over, which have recorded covenants or recorded declaration of restrictions precluding school-aged children as residents of those units. (KMC 27.08.050)