



**TRANSPORTATION IMPACT FEE SCHEDULE
Chapter 27.04 KMC**

Effective January 1, 2019 (no change from 2018)

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
Cost per Trip End > Trip Length			persons \$3,815.88
Residential			
Detached Housing	dwelling	210	\$5,533
Attached and Stacked Housing	dwelling	220,221, 230,233	\$3,154
Senior Housing	dwelling	See note 1	\$1,577
Nursing Home	bed	620	\$819
Congregate Care/ Asst.Living	dwelling	253,254	\$633
Commercial - Services			
Drive-in Bank	sq ft/GFA	912	\$31.51
Walk-in Bank	sq ft/GFA	911	\$19.36
Day Care Center	sq ft/GFA	565	\$24.62
Library	sq ft/GFA	590	\$12.38
Post Office	sq ft/GFA	732	\$19.03
Hotel/Motel**	room	310	\$3,794
All Suites Hotel	room	311	\$2,529
Service Station	VFP	944	\$11,612
Svc Station/Minimart	VFP	945	\$13,441
Svc Str/ Minimart/Carwash	VFP	946	\$13,790
Carwash	Stall	947	\$7,664
Movie Theater	screen	445	\$35,469
Health Club	Sq ft/GFA	492	\$10.92
Racquet Club	sq ft/GFA	491	\$3.28
Marina	Berth	420	\$705
Commercial - Institutional			
Elementary School/ Jr. High	student	520,522	\$319.23
High School	student	530	\$311.25
University/College	student	550	\$610.52
Church	sq ft/GFA	560	\$2.71
Hospital	sq ft/GFA	610	\$4.95
Commercial - Restaurant			
Quality Restaurant	sq ft./GFA	931	\$18.97
High-Turnover Restaurant	sq.ft/GFA	932	\$25.39
Fast Food Rest. w/o drive thru	sq ft/GFA	933	\$34.78
Fast Food Rest. w drive thru	sq ft/GFA	934	\$43.42
Industrial			
Light Industry/ High Technology	sq ft/GFA	110	\$6.41
Industrial Park	sq ft/GFA	130	\$5.62
Warehousing/Storage	sq ft/GFA	150	\$2.11

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
Commercial - Retail			
Shopping Center	sq ft/GLA	820	\$5.45
Auto Parts Sales	sq ft/GFA	843	\$7.71
Auto Care Center	sq ft/GLA	942	\$4.92
Car Sales - New/Used	sq ft/GFA	841	\$12.82
Convenience Market	sq ft/GFA	851	\$44.41
Discount Club	sq ft/GFA	857	\$14.01
Electronics Superstore	sq ft/GFA	863	\$7.54
Free Standing Discount Store	sq ft/GFA	815	\$10.15
Furniture Store	sq ft/GFA	890	\$0.48
Hardware/Paint Store	sq ft/GFA	816	\$8.10
Home Improvement Superstore	sq ft/GFA	862	\$3.77
Nursery/Garden Cntr	sq ft/GFA	817	\$10.98
Pharmacy(with Drive Through)	sq ft/GFA	881	\$11.43
Quick Lubrication Vehicle Shop	Svc Bay	941	\$4,694.22
Supermarket	sq ft/GFA	850	\$16.95
Tire Store	Svc Bay	848	\$5,763.30
Miscellaneous Retail	Sq ft/GFA	820	\$5.45
Commercial - Office			
General Office Bldg	sq ft/GFA	710	\$8.80
Medical Office/Clinic	sq ft/GFA	720	\$16.53

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, 2019 (no change from 2018)

Type of Land Use	Impact Fee	Per Unit
Single-family dwelling (detached unit)	\$4,168	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)	\$3,168	Dwelling unit



School Impact Fee Schedule
Chapter 27.08 KMC

Effective January 1, 2019
 Ordinance O-4665

Type of Land Use	Impact Fee	Per Unit	Admin Fee (1)
Single-family dwelling (detached unit)	\$12,294	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)	\$624	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)