

**Highlands County**  
**Master Impact Fee Schedule as Approved by the BOCC on September 5, 2006**

| Land Use   | Impact Unit | Net Impact Fee |                 |             |         |         |                    |                      |            |                | Total Impact Fee |
|--|-------------|----------------|-----------------|-------------|---------|---------|--------------------|----------------------|------------|----------------|------------------|
|  |             | Corrections    | Law Enforcement | Fire Rescue | EMS     | Library | Parks & Recreation | Government Buildings | Schools    | Transportation |                  |
| Adoption Percentage  |             | 25%            | 25%             | 25%         | 25%     | 25%     | 25%                | 0%                   | 50%        | 25%            |                  |
| <b>Residential</b>   |             |                |                 |             |         |         |                    |                      |            |                |                  |
| Single Family Detached   |             |                |                 |             |         |         |                    |                      |            |                |                  |
| - Less than 1,500 sf & Annual Household Income less than 80% SHIP Definition | du          | \$152.10       | \$51.30         | \$154.93    | \$14.26 | \$54.36 | \$168.25           | \$0.00               | \$2,588.00 | \$840.00       | \$4,023.19       |
| - Less than 1,500 sf   | du          | \$152.10       | \$51.30         | \$154.93    | \$14.26 | \$54.36 | \$168.25           | \$0.00               | \$2,588.00 | \$1,221.50     | \$4,404.69       |
| - 1,500 to 2,499 sf  | du          | \$171.11       | \$57.61         | \$173.61    | \$16.04 | \$61.16 | \$189.28           | \$0.00               | \$2,900.50 | \$1,648.50     | \$5,217.80       |
| - 2,500 sf or greater  | du          | \$186.32       | \$62.87         | \$190.09    | \$17.43 | \$66.59 | \$206.10           | \$0.00               | \$3,146.00 | \$1,929.50     | \$5,804.90       |
| Multi Family   | du          | \$118.64       | \$38.67         | \$119.77    | \$11.09 | \$42.40 | \$131.23           | \$0.00               | \$1,874.00 | \$1,169.50     | \$3,505.30       |
| Mobile Home Park   | du          | \$97.34        | \$33.67         | \$101.09    | \$9.11  | \$34.79 | \$107.68           | \$0.00               | \$2,220.00 | \$754.75       | \$3,358.43       |
| Retirement Community/Age-Restricted Single Family                            | du          | \$101.14       | \$33.93         | \$103.29    | \$9.51  | \$36.15 | \$111.88           | \$0.00               | N/A        | \$526.00       | \$921.90         |
| <b>Transient, Assisted, Group</b>  |             |                |                 |             |         |         |                    |                      |            |                |                  |
| Hotel  | room        | N/A            | N/A             | \$73.62     | \$6.63  | N/A     | N/A                | \$0.00               | N/A        | \$1,221.00     | \$1,301.25       |
| Motel  |             | N/A            | N/A             | \$73.62     | \$6.63  | N/A     | N/A                | \$0.00               | N/A        | \$655.25       | \$735.50         |
| Nursing Home/ALF   | bed         | N/A            | N/A             | \$105.49    | \$9.51  | N/A     | N/A                | \$0.00               | N/A        | \$197.75       | \$312.74         |
| <b>Recreational</b>  |             |                |                 |             |         |         |                    |                      |            |                |                  |
| General Recreation/County Park   | acre        | N/A            | N/A             | \$21.98     | \$1.98  | N/A     | N/A                | \$0.00               | N/A        | \$310.75       | \$334.71         |
| Golf Course  | hole        | N/A            | N/A             | \$118.67    | \$10.69 | N/A     | N/A                | \$0.00               | N/A        | \$8,254.00     | \$8,383.36       |
| Movie Theater with Matinee   | screen      | N/A            | N/A             | \$657.08    | \$59.20 | N/A     | N/A                | \$0.00               | N/A        | \$7,130.00     | \$7,846.29       |
| Racquet Club/Health Club/Spa/Dance Studio                                    | 1,000 sf    | N/A            | N/A             | \$339.53    | \$30.59 | N/A     | N/A                | \$0.00               | N/A        | \$4,676.25     | \$5,046.37       |
| <b>Institutions</b>  |             |                |                 |             |         |         |                    |                      |            |                |                  |
| Hospital   | 1,000 sf    | N/A            | N/A             | \$181.30    | \$16.34 | N/A     | N/A                | \$0.00               | N/A        | \$2,430.25     | \$2,627.89       |
| Church   | 1,000 sf    | N/A            | N/A             | \$62.63     | \$5.64  | N/A     | N/A                | \$0.00               | N/A        | \$1,120.00     | \$1,188.28       |
| Day Care Center  | 1,000 sf    | N/A            | N/A             | \$97.79     | \$8.81  | N/A     | N/A                | \$0.00               | N/A        | \$3,771.50     | \$3,878.10       |
| Elementary School  | Student     | N/A            | N/A             | \$6.59      | \$0.60  | N/A     | N/A                | \$0.00               | N/A        | \$154.50       | \$161.69         |
| Middle School  | Student     | N/A            | N/A             | \$7.69      | \$0.69  | N/A     | N/A                | \$0.00               | N/A        | \$219.50       | \$227.89         |
| High School  | Student     | N/A            | N/A             | \$8.79      | \$0.79  | N/A     | N/A                | \$0.00               | N/A        | \$233.75       | \$243.33         |
| Junior/Community College   | Student     | N/A            | N/A             | \$6.59      | \$0.60  | N/A     | N/A                | \$0.00               | N/A        | \$264.75       | \$271.94         |
| University/College   | Student     | N/A            | N/A             | \$14.29     | \$1.29  | N/A     | N/A                | \$0.00               | N/A        | \$524.25       | \$539.82         |
| <b>Office</b>  |             |                |                 |             |         |         |                    |                      |            |                |                  |
| Office 50,000 SF or less   | 1,000 sf    | N/A            | N/A             | \$183.50    | \$16.53 | N/A     | N/A                | \$0.00               | N/A        | \$3,095.00     | \$3,295.03       |
| Office 50,001 - 100,000 SF   | 1,000 sf    | N/A            | N/A             | \$141.75    | \$12.77 | N/A     | N/A                | \$0.00               | N/A        | \$2,403.25     | \$2,557.77       |
| Office 100,001 - 200,000 SF  | 1,000 sf    | N/A            | N/A             | \$120.87    | \$10.89 | N/A     | N/A                | \$0.00               | N/A        | \$2,049.25     | \$2,181.01       |
| Office 200,001 - 400,000 SF  | 1,000 sf    | N/A            | N/A             | \$103.29    | \$9.31  | N/A     | N/A                | \$0.00               | N/A        | \$1,745.75     | \$1,858.34       |
| Office greater than 400,000 SF   | 1,000 sf    | N/A            | N/A             | \$87.91     | \$7.92  | N/A     | N/A                | \$0.00               | N/A        | \$1,490.00     | \$1,585.83       |
| Medical Office/Clinic  | 1,000 sf    | N/A            | N/A             | \$188.99    | \$17.03 | N/A     | N/A                | \$0.00               | N/A        | \$6,210.00     | \$6,416.02       |
| Business Park  | 1,000 sf    | N/A            | N/A             | \$110.98    | \$10.00 | N/A     | N/A                | \$0.00               | N/A        | \$2,197.00     | \$2,317.98       |
| <b>Retail, Gross Square Feet</b>   |             |                |                 |             |         |         |                    |                      |            |                |                  |
| Specialty Retail   | 1,000 sf    | N/A            | N/A             | \$185.70    | \$16.73 | N/A     | N/A                | \$0.00               | N/A        | \$5,051.75     | \$5,254.18       |
| Retail 50,000 GSF or less  | 1,000 sf    | N/A            | N/A             | \$315.36    | \$28.41 | N/A     | N/A                | \$0.00               | N/A        | \$3,038.25     | \$3,382.02       |
| Retail 50,001 GSF to 200,000 GSF   | 1,000 sf    | N/A            | N/A             | \$257.12    | \$23.17 | N/A     | N/A                | \$0.00               | N/A        | \$2,455.25     | \$2,735.54       |
| Retail 200,001 GSF to 400,000 GSF  | 1,000 sf    | N/A            | N/A             | \$274.70    | \$24.75 | N/A     | N/A                | \$0.00               | N/A        | \$2,422.75     | \$2,722.20       |
| Retail greater than 400,000 GSF  | 1,000 sf    | N/A            | N/A             | \$235.14    | \$21.19 | N/A     | N/A                | \$0.00               | N/A        | \$2,357.00     | \$2,613.33       |
| Pharmacy/Drug Store w/Drive-Thru   | 1,000 sf    | N/A            | N/A             | \$215.37    | \$19.41 | N/A     | N/A                | \$0.00               | N/A        | \$2,274.00     | \$2,508.77       |

|                                    |           |     |     |          |         |     |     |        |     |             |             |
|------------------------------------|-----------|-----|-----|----------|---------|-----|-----|--------|-----|-------------|-------------|
| Home Improvement Superstore        | 1,000 sf  | N/A | N/A | \$195.59 | \$17.62 | N/A | N/A | \$0.00 | N/A | \$3,145.50  | \$3,358.71  |
| Quality Restaurant                 | 1,000 sf  | N/A | N/A | \$749.38 | \$67.52 | N/A | N/A | \$0.00 | N/A | \$7,587.50  | \$8,404.40  |
| High-Turnover Restaurant           | 1,000 sf  | N/A | N/A | \$776.85 | \$69.99 | N/A | N/A | \$0.00 | N/A | \$10,039.50 | \$10,886.35 |
| Fast Food Rest w/ Drive-Thru       | 1,000 sf  | N/A | N/A | \$990.02 | \$89.20 | N/A | N/A | \$0.00 | N/A | \$25,202.00 | \$26,281.22 |
| Quick Lube                         | bay       | N/A | N/A | \$127.46 | \$11.49 | N/A | N/A | \$0.00 | N/A | \$3,581.00  | \$3,719.95  |
| Supermarket                        | 1,000 sf  | N/A | N/A | \$225.26 | \$20.30 | N/A | N/A | \$0.00 | N/A | \$4,190.75  | \$4,436.30  |
| Gas/Service Station                | fuel pos. | N/A | N/A | \$217.56 | \$19.60 | N/A | N/A | \$0.00 | N/A | \$2,530.75  | \$2,767.92  |
| Convenience Store w/Gas Pumps      | 1,000 sf  | N/A | N/A | \$659.28 | \$59.40 | N/A | N/A | \$0.00 | N/A | \$12,700.50 | \$13,419.18 |
| Convenience/Gas/Fast Food          | 1,000 sf  | N/A | N/A | \$785.64 | \$70.79 | N/A | N/A | \$0.00 | N/A | \$28,450.75 | \$29,307.18 |
| Auto Repair or Body Shop           | 1,000 sf  | N/A | N/A | \$324.15 | \$29.21 | N/A | N/A | \$0.00 | N/A | \$2,730.25  | \$3,083.60  |
| New and Used Car Sales             | 1,000 sf  | N/A | N/A | \$187.90 | \$16.93 | N/A | N/A | \$0.00 | N/A | \$4,211.00  | \$4,415.83  |
| Car Wash                           | 1,000 sf  | N/A | N/A | \$167.02 | \$15.05 | N/A | N/A | \$0.00 | N/A | \$2,092.50  | \$2,274.57  |
| Furniture Store                    | 1,000 sf  | N/A | N/A | \$35.16  | \$3.17  | N/A | N/A | \$0.00 | N/A | \$588.00    | \$626.33    |
| Bank/Savings Walk-in               | 1,000 sf  | N/A | N/A | \$282.39 | \$25.44 | N/A | N/A | \$0.00 | N/A | \$6,243.50  | \$6,551.34  |
| Bank/Savings Drive-in              | 1,000 sf  | N/A | N/A | \$260.42 | \$23.46 | N/A | N/A | \$0.00 | N/A | \$11,231.50 | \$11,515.38 |
| <b>Industrial</b>                  |           |     |     |          |         |     |     |        |     |             |             |
| General Industrial/Industrial Park | 1,000 sf  | N/A | N/A | \$75.82  | \$6.83  | N/A | N/A | \$0.00 | N/A | \$1,165.75  | \$1,248.40  |
| Manufacturing                      | 1,000 sf  | N/A | N/A | \$54.94  | \$4.95  | N/A | N/A | \$0.00 | N/A | \$637.75    | \$697.64    |
| Warehouse                          | 1,000 sf  | N/A | N/A | \$42.85  | \$3.86  | N/A | N/A | \$0.00 | N/A | \$829.00    | \$875.71    |
| Mini-Warehouse                     | 1,000 sf  | N/A | N/A | \$7.69   | \$0.69  | N/A | N/A | \$0.00 | N/A | \$313.00    | \$321.39    |