

ORDINANCE NO.: 2026 - 04

AN ORDINANCE CORRECTING SCRIVENER'S ERRORS FOUND IN HERNANDO COUNTY CODE §§ 23-46, 23-69, 23-91, 23-114, AND 23-138'S IMPACT FEE SCHEDULES; CLARIFYING SAVINGS CLAUSE; CLARIFYING CONSTRUCTION CONTRACT EXEMPTION VERIFICATION PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 30, 2024, the Board of County Commissioners (the "Board"), after satisfying all of Fla. Stat. Ch. 163's procedural prerequisites, enacted Ordinance No. 2024-10, in which it enacted amended impact fee schedules for Fire/EMS, Public Capital Facilities - Law Enforcement, Parks, Educational Facilities, and Roads; and,

WHEREAS, Exhibit "A" thereto contained the new schedules for the above-referenced impact fees; and,

WHEREAS, the Board, during the hearing on the then-proposed ordinance, voted to implement the new impact fee rates in two phases, the first going into effect on December 2, 2024, and the second going into effect on December 2, 2025;

WHEREAS, a subsequent review of Ordinance No. 2024-10, as it was enacted, has revealed two scrivener's errors within Exhibit "A," to wit: (1) the schedules were not updated with the correct effective dates for the phases, and (2) the second page of the schedule for the Fire/EMS impact fees was inadvertently omitted the executed document; and,

1 WHEREAS, the Board’s purposes in enacting the instant ordinance is to correct the above-  
2 described scrivener’s errors, and while doing so, also make non-substantive corrections to §§ 6 and  
3 7 of Ordinance No. 2024-10; and,

4 WHEREAS, the instant ordinance makes no substantive changes to Ordinance No. 2024-10.

5 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY  
6 COMMISSIONERS OF HERNANDO COUNTY:

7 **Section 1. Correction of Scrivener’s Errors in the Fee Schedule Contained in Hernando**  
8 **County Code Section 23-46.** The impact fee schedule contained in Hernando County Code § 23-  
9 46(a), “Schedule of Fire and EMS Impact Fees,” is amended to read as set forth in Exhibit “A” to  
10 the instant ordinance, which is incorporated as if fully set forth herein.

11 **Section 2. Correction of Scrivener’s Errors in the Fee Schedule Contained in Hernando**  
12 **County Code Section 23-69.** The impact fee schedule contained in Hernando County Code § 23-  
13 69(a), “Schedule of Educational Facilities Impact Fees,” is amended to read as set forth in Exhibit  
14 “B” to the instant ordinance, which is incorporated as if fully set forth herein.

15 **Section 3. Correction of Scrivener’s Errors in the Fee Schedule Contained in Hernando**  
16 **County Code Section 23-91.** The impact fee schedule contained in Hernando County Code § 23-  
17 91(a), “Schedule of Capital Facilities Impact Fees,” is amended to read as set forth in Exhibit “C”  
18 to the instant ordinance, which is incorporated as if fully set forth herein.

19 **Section 4. Correction of Scrivener’s Errors in the Fee Schedule Contained in Hernando**  
20 **County Code Section 23-114(a).** The impact fee schedule contained in Hernando County Code §

23-114(a), "Parks Impact Fee Schedule," is amended to read as set forth in Exhibit "D" to the instant ordinance, which is incorporated as if fully set forth herein.

**Section 5. Correction of Scrivener's Errors in the Fee Schedule Contained in Hernando County Code Section 23-138(a).** The impact fee schedule contained in Hernando County Code § 23-138(a), "Schedule of Roads Impact Fees," is amended to read as set forth in Exhibit "E" to the instant ordinance, which is incorporated as if fully set forth herein.

**Section 6. Clarifying Savings Clause.** Section II of Ordinance 2020-6, Savings Clause, as it was amended by Section VI of Ordinance 2024-10, is hereby amended to read as set forth below:

SAVINGS CLAUSE. The Board of County Commissioners intends to put Contractors and property owners on Notice that the existing adopted County impact fees referenced in this Ordinance will be increased effective on ~~November 9, 2020~~ December 2, 2024. Given the extended statutory notice required for the effective date of new or increased fees, the general rule is that the new or increased impact fee rates shall apply to all building permits and certificates of use ~~issued~~ submitted after the stated effective date of the Ordinance, i.e. after December 2, 2024 (Phase I) and December 2, 2025 (Phase II). Accordingly, ~~a complete application for a building permit or certificate of use, filed prior to the effective date of the ordinance but not yet issued a permit on the effective date, will be subject to the impact fee rates in effect at the time the building permit or certificate of use is actually issued by the county except as provided herein~~ the building permit or certificate of use must be

1        issued by the Building Department and all fees paid, within one hundred and eighty  
2        (180) days from the date of receipt of a complete building permit/certificate of use  
3        application, if the permit or the certificate of use is not issued during this period, the  
4        application shall no longer be exempt and shall be subject to the prevailing impact  
5        fees. The Board of County Commissioners will provide a ~~savings clause (i.e. a~~  
6        process granting an exemption from the impact fee rates effective on December 2,  
7        2024 (Phase I) and from those that are effective on December 2, 2025 (Phase II) for  
8        ~~completed building permit or certificate of use applications (as applicable) accepted~~  
9        ~~for filing by the Building Department prior to the effective date (provided that the~~  
10       ~~application remains in an active status) and existing private party construction~~  
11       ~~contracts which in good faith contemplated that the fees would still be reduced or~~  
12       ~~non-existent at the time the contract was executed by both parties.~~

13       **Section 7. Clarifying Construction Contract Exemption Verification Process.** Subsection  
14       (6) of Section III of Ordinance 2020-6, Construction Contract Exemption Verification  
15       Processing/Decisions by County Administrator, as it was amended by Section VII of Ordinance  
16       2024-10, is hereby amended to read as set forth below:

17       6. The sworn statement and supporting materials must be provided to the County  
18       Building Department no later than the close of business on ~~December 2, 2024~~  
19       January 2, 2025 (Phase I) and ~~August 30, 2025~~ January 2, 2026 (Phase II) to be  
20       considered exempt from the fees established in this Ordinance to be effective on

1           ~~November 1, 2024~~ December 2, 2024 (Phase I) and December 2, 2025 (Phase II).

2           The Administrator may waive strict compliance with the deadline for good cause  
3           shown.

4           **Section 8. Severability.** It is declared to be the intent of the Board of County  
5           Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this  
6           ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the  
7           validity of the remaining portions of this ordinance.

8           **Section 9. Inclusion in the Code.** It is the intention of the Board of County Commissioners  
9           of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall  
10          become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the  
11          sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that  
12          the word “ordinance” may be changed to “section,” “article,” or another appropriate designation.

13          **Section 10. Conflicting Provisions Repealed.** All ordinances or parts of ordinances in  
14          conflict with the provisions of this ordinance are hereby repealed.

15          **Section 11. Effective Date.** This ordinance shall take effect *nunc pro tunc* to December 2,  
16          2024.

ADOPTED IN REGULAR SESSION THE 3<sup>rd</sup> DAY OF February 2026.

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest:

*Douglas A. Chorvat, Jr.*  
**Douglas A. Chorvat, Jr.**  
**Clerk of Circuit Court & Comptroller**

By:

*Jerry Campbell*  
**Jerry Campbell**  
**Chairman**



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By:

*Natasha López Perez*  
County Attorney's Office

## **EXHIBIT “A”**

Amendment to Hernando County Code § 23-46(a)  
Schedule of Fire and EMS Impact Fees

SCHEDULE OF FIRE AND EMS IMPACT FEES

| Land Use Type                     | Consolidated Rate 3 | County Fire and EMS |                     | H County EMS       |                    | City of Brooksville |                    |
|-----------------------------------|---------------------|---------------------|---------------------|--------------------|--------------------|---------------------|--------------------|
| <i>Residential</i>                | Effective 10-01-13  | Effective 12-2-24   | Effective 12-2-2025 | Effective 11-15-12 | Effective 08-14-13 | Effective 11-15-12  | Effective 08-14-13 |
| Single- family, detached,per du   | \$209.00            | \$277.50            | \$320.00            | \$0.00             | \$26.00            | \$0.00              | \$215.00           |
| Single-family, attached, per du   | 147.00              | 199.50              | 234.00              | 0.00               | 18.00              | 0.00                | 151.00             |
| Multifamily, 1 - 2 levels, per du | 158.00              | 205.50              | 234.00              | 0.00               | 19.00              | 0.00                | 162.00             |
| Multifamily 3+ levels, per du     | 161.00              | 207.00              | 234.00              | 0.00               | 19.00              | 0.00                | 216.00             |
| Mobile home, 1 Acre, per du       | 209.00              | 239.50              | 244.00              | 0.00               | 26.00              | 0.00                | 215.00             |
| Mobile home, other, per du        | 175.00              | 220.00              | 244.00              | 0.00               | 21.00              | 0.00                | 180.00             |

SCHEDULE OF FIRE AND EMS IMPACT FEES

| Land Use Type                          | Consolidated Rate 3 | County Fire and EMS |                     | H County EMS       |                    | City of Brooksville |                    |
|----------------------------------------|---------------------|---------------------|---------------------|--------------------|--------------------|---------------------|--------------------|
| <i>Residential</i>                     | Effective 10-01-13  | Effective 12-2-24   | Effective 12-2-2025 | Effective 11-15-12 | Effective 08-14-13 | Effective 11-15-12  | Effective 08-14-13 |
| Mobile home park, per du               | 175.00              | 220.00              | 244.00              | 0.00               | 21.00              | 0.00                | 180.00             |
| Sr. Housing Detached, per du           | 209.00              | 240.50              | 246.00              | 0.00               | 26.00              | 0.00                | 215.00             |
| Sr. Housing Attached, per du           | 147.00              | 171.50              | 178.00              | 0.00               | 18.00              | 0.00                | 151.00             |
| Congregate Care Facility, per 1,000 sf | 258.00              | 270.00              | 250.00              | 0.00               | 32.00              | 0.00                |                    |
| Assisted Living Fac, per 1,000sf       | 258.00              | 242.50              | 195.00              | 0.00               | 32.00              | 0.00                |                    |
| Cont. Care Ret. Cntr, per 1,000sf      | 258.00              | 270.00              | 250.00              | 0.00               | 32.00              | 0.00                |                    |

SCHEDULE OF FIRE AND EMS IMPACT FEES

| Land Use Type                     | Consolidated Rate 3 | County Fire and EMS |                     | H County EMS       |                    | City of Brooksville |                    |
|-----------------------------------|---------------------|---------------------|---------------------|--------------------|--------------------|---------------------|--------------------|
|                                   | Effective 10-01-13  | Effective 12-2-24   | Effective 12-2-2025 | Effective 11-15-12 | Effective 08-14-13 | Effective 11-15-12  | Effective 08-14-13 |
| <i>Medical, per 1,000 sq. ft.</i> |                     |                     |                     |                    |                    |                     |                    |
| Hospital                          | 258.00              | 274.00              | 258.00              | 0.00               | 32.00              | 0.00                | 351.00             |
| Clinic                            | 258.00              | 294.00              | 298.00              | 0.00               | 32.00              | 0.00                | 351.00             |
| Nursing Home                      | 258.00              | 254.00              | 218.00              | 0.00               | 32.00              | 0.00                | 351.00             |
| <i>Lodging</i>                    |                     |                     |                     |                    |                    |                     |                    |
| Hotel, per room                   | 97.00               | 169.50              | 230.00              | 0.00               | 12.00              | 0.00                | 133.00             |
| Motel, per room                   | 97.00               | 153.00              | 197.00              | 0.00               | 12.00              | 0.00                | 100.00             |

SCHEDULE OF FIRE AND EMS IMPACT FEES

| Land Use Type                                                  | Consolidated<br>Rate 3 | County Fire and EMS  |                        | H County EMS          |                       | City of Brooksville   |                       |
|----------------------------------------------------------------|------------------------|----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <i>Industrial &amp;<br/>warehousing, per 1,000<br/>sq. ft.</i> | Effective<br>10-01-13  | Effective<br>12-2-24 | Effective<br>12-2-2025 | Effective<br>11-15-12 | Effective<br>08-14-13 | Effective<br>11-15-12 | Effective<br>08-14-13 |
| General Light<br>Industrial                                    | 75.00                  | 89.50                | 95.00                  | 0.00                  | 9.00                  | 0.00                  | 77.00                 |
| Industrial Park                                                | 77.00                  | 77.50                | 69.00                  | 0.00                  | 9.00                  | 0.00                  | 103.00                |
| Manufacturing                                                  | 75.00                  | 96.50                | 109.00                 | 0.00                  | 9.00                  | 0.00                  | 77.00                 |
| Warehouse                                                      | 55.00                  | 42.00                | 22.00                  | 0.00                  | 7.00                  | 0.00                  | 57.00                 |
| Mini-Warehouse                                                 | 55.00                  | 35.00                | 8.00                   | 0.00                  | 7.00                  | 0.00                  | 57.00                 |

SCHEDULE OF FIRE AND EMS IMPACT FEES

| Land Use Type                                                                 | Consolidated<br>Rate 3 | County Fire and EMS  |                        | H County EMS          |                       | City of Brooksville   |                       |
|-------------------------------------------------------------------------------|------------------------|----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <i>Office, financial, retail,<br/>&amp; restaurant, per 1,000<br/>sq. ft.</i> | Effective<br>10-01-13  | Effective<br>12-2-24 | Effective<br>12-2-2025 | Effective<br>11-15-12 | Effective<br>08-14-13 | Effective<br>11-15-12 | Effective<br>08-14-13 |
| Medical Office 10,000<br>sf or less                                           | 258.00                 | 264.00               | 238.00                 | 0.00                  | 32.00                 | 0.00                  | 351.00                |
| Medical Office over<br>10,000 sf                                              | 258.00                 | 316.00               | 342.00                 | 0.00                  | 32.00                 | 0.00                  | 351.00                |
| General Office                                                                | 150.00                 | 181.50               | 195.00                 | 0.00                  | 18.00                 | 0.00                  | 205.00                |
| Retail/Shopping Center                                                        | 298.00                 | 423.00               | 512.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| Building Material<br>/Lumber Store                                            | 292.00                 | 217.50               | 107.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| Discount Super-store,<br>Free-standing                                        | 292.00                 | 335.00               | 342.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |

SCHEDULE OF FIRE AND EMS IMPACT FEES

| Land Use Type                                                                     | Consolidated<br>Rate 3 | County Fire and EMS  |                        | H County EMS          |                       | City of Brooksville   |                       |
|-----------------------------------------------------------------------------------|------------------------|----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <i>Office, financial,<br/>retail, &amp;<br/>restaurant, per<br/>1,000 sq. ft.</i> | Effective<br>10-01-13  | Effective<br>12-2-24 | Effective<br>12-2-2025 | Effective<br>11-15-12 | Effective<br>08-14-13 | Effective<br>11-15-12 | Effective<br>08-14-13 |
| Hardware/Paint<br>Store                                                           | 292.00                 | 189.00               | 50.00                  | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| New/Used Auto<br>Sales                                                            | 292.00                 | 320.00               | 312.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| Supermarket                                                                       | 292.00                 | 407.00               | 486.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| Home Improve-<br>ment Superstore                                                  | 292.00                 | 356.50               | 385.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| Pharmacy/Drug<br>Store w/ & w/o<br>Drive-Thru                                     | 292.00                 | 346.50               | 365.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| Furniture Store                                                                   | 292.00                 | 196.00               | 64.00                  | 0.00                  | 36.00                 | 0.00                  | 397.00                |

SCHEDULE OF FIRE AND EMS IMPACT FEES

| Land Use Type                                              | Consolidated<br>Rate 3 | County Fire and EMS  |                        | H County EMS          |                       | City of Brooksville   |                       |
|------------------------------------------------------------|------------------------|----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Services</b>                                            | Effective<br>10-01-13  | Effective<br>12-2-24 | Effective<br>12-2-2025 | Effective<br>11-15-12 | Effective<br>08-14-13 | Effective<br>11-15-12 | Effective<br>08-14-13 |
| Bank/Savings<br>Drive-In, per<br>1,000 sf                  | 292.00                 | 311.00               | 294.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| Fine Dining /<br>Quality<br>Restaurant, per<br>1,000 sf    | 454.00                 | 827.00               | 1,144.00               | 0.00                  | 56.00                 | 0.00                  | 617.00                |
| High Turnover<br>(Sit down)<br>Restaurant, per<br>1,000 sf | 454.00                 | 793.00               | 1,076.00               | 0.00                  | 56.00                 | 0.00                  | 617.00                |
| Fast Food<br>Restaurant w/<br>Drive-Thru, per<br>1,000 sf  | 454.00                 | 1,225.00             | 1,940.00               | 0.00                  | 56.00                 | 0.00                  | 617.00                |

SCHEDULE OF FIRE AND EMS IMPACT FEES

| Land Use Type                                                       | Consolidated<br>Rate 3 | County Fire and EMS  |                        | H County EMS          |                       | City of Brooksville   |                       |
|---------------------------------------------------------------------|------------------------|----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Services</b>                                                     | Effective<br>10-01-13  | Effective<br>12-2-24 | Effective<br>12-2-2025 | Effective<br>11-15-12 | Effective<br>08-14-13 | Effective<br>11-15-12 | Effective<br>08-14-13 |
| Automobile Care<br>Center, per<br>1,000 sf                          | 292.00                 | 330.00               | 332.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| Gas Station w/<br>Conv. Market<br>under 2,000 sf,<br>per 1,000 sf   | 292.00                 | 309.00               | 290.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| Gas Station w/<br>Conv. Market<br>2,000 – 2,999 sf,<br>per 1,000 sf | 292.00                 | 392.50               | 457.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| Gas Station w/<br>Conv. Market<br>3,000 + sf, per<br>1,000 sf       | 292.00                 | 462.00               | 596.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |

SCHEDULE OF FIRE AND EMS IMPACT FEES

| Land Use Type                               | Consolidated<br>Rate 3 | County Fire and EMS  |                        | H County EMS          |                       | City of Brooksville   |                       |
|---------------------------------------------|------------------------|----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Services</b>                             | Effective<br>10-01-13  | Effective<br>12-2-24 | Effective<br>12-2-2025 | Effective<br>11-15-12 | Effective<br>08-14-13 | Effective<br>11-15-12 | Effective<br>08-14-13 |
| Self-Service Car Wash per 1,000 sf          | 292.00                 | 259.50               | 191.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| Conv./Gas/Fast Food Restaurant per 1,000 sf | 292.00                 | 955.00               | 1,582.00               | 0.00                  | 36.00                 | 0.00                  | 397.00                |

| <b>Recreational</b>       |        |        |       |      |       |      |        |
|---------------------------|--------|--------|-------|------|-------|------|--------|
| RV Park per occupied site | 97.00  | 101.00 | 93.00 | 0.00 | 12.00 | 0.00 | 100.00 |
| Marina, per 1,000 sf      | 150.00 | 97.00  | 26.00 | 0.00 | 18.00 | 0.00 | 154.00 |
| Golf Course, per 1,000 sf | 292.00 | 174.00 | 20.00 | 0.00 | 36.00 | 0.00 | 300.00 |

SCHEDULE OF FIRE AND EMS IMPACT FEES

| Land Use Type                                  | Consolidated<br>Rate 3 | County Fire and EMS  |                        | H County EMS          |                       | City of Brooksville   |                       |
|------------------------------------------------|------------------------|----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <i>Recreational</i>                            | Effective<br>10-01-13  | Effective<br>12-2-24 | Effective<br>12-2-2025 | Effective<br>11-15-12 | Effective<br>08-14-13 | Effective<br>11-15-12 | Effective<br>08-14-13 |
| Movie Theater,<br>per 1,000 sf                 | 292.00                 | 679.00               | 1,030.00               | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| Health / Fitness<br>Club, per 1,000<br>sf      | 292.00                 | 403.50               | 479.00                 | 0.00                  | 36.00                 | 0.00                  | 397.00                |
| <i>Institutional</i>                           |                        |                      |                        |                       |                       |                       |                       |
| Elementary<br>School (Private),<br>per 1,000sf | 150.00                 | 0.00                 | 0.00                   | 0.00                  | 18.00                 | 0.00                  | 205.00                |
| Middle School<br>(Private), per<br>1,000sf     | 150.00                 | 0.00                 | 0.00                   | 0.00                  | 18.00                 | 0.00                  | 205.00                |
| High School<br>Priv.,per 1000sf                | 150.00                 | 0.00                 | 0.00                   | 0.00                  | 18.00                 | 0.00                  | 205.00                |

SCHEDULE OF FIRE AND EMS IMPACT FEES

| Land Use Type                                                 | Consolidated<br>Rate 3 | County Fire and EMS  |                        | H County EMS          |                       | City of Brooksville   |                       |
|---------------------------------------------------------------|------------------------|----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <i>Institutional</i>                                          | Effective<br>10-01-13  | Effective<br>12-2-24 | Effective<br>12-2-2025 | Effective<br>11-15-12 | Effective<br>08-14-13 | Effective<br>11-15-12 | Effective<br>08-14-13 |
| University<br>(Private) 7,500<br>per 1,000sf                  | 150.00                 | 0.00                 | 0.00                   | 0.00                  | 18.00                 | 0.00                  | 205.00                |
| University<br>(Private) over<br>7,500 students<br>per 1,000sf | 150.00                 | 0.00                 | 0.00                   | 0.00                  | 18.00                 | 0.00                  | 205.00                |
| Public Assembly<br>per 1,000 sf                               | 150.00                 | 124.50               | 81.00                  | 0.00                  | 18.00                 | 0.00                  | 205.00                |
| Day Care<br>Center per<br>1,000 sf                            | 150.00                 | 164.50               | 161.00                 | 0.00                  | 18.00                 | 0.00                  | 205.00                |

## **EXHIBIT “B”**

Amendment to Hernando County Code § 23-69(a)  
Schedule of Educational Facilities Impact Fees

**SCHEDULE OF EDUCATIONAL FACILITIES IMPACT FEES**

| <b>Land Use Type</b>                              | <b>Impact Fee</b> |                                 |                               |                              |                                |
|---------------------------------------------------|-------------------|---------------------------------|-------------------------------|------------------------------|--------------------------------|
|                                                   |                   | <b>Effective<br/>11/15/2011</b> | <b>Effective<br/>6/1/2020</b> | <b>Effective<br/>12/2/24</b> | <b>Effective<br/>12/2/2025</b> |
| Single-family, detached -<br>per du               | \$2,133.00        | \$0.00                          | \$3,176.00                    | \$4,655.50                   | \$6,135.00                     |
| Single-family, (attached)1-<br>10 stories -per du | 1,628.00          | 0.00                            | 2,914.00                      | 3,083.00                     | 3,252.00                       |
| Multifamily, 1&2 Levels -<br>per du               | 1,680.00          | 0.00                            | 3,197.00                      | 3,520.50                     | 3,844.00                       |
| Multifamily, 3+ Levels -<br>per du                |                   | 0.00                            | 3,197.00                      | 3,521.50                     | 3,846.00                       |
| Mobile home, 1 acre -per<br>du                    | 2,133.00          | 0.00                            | 3,176.00                      | 4,655.50                     | 6,135.00                       |
| Mobile home, other- per<br>du                     |                   | 0.00                            | 3,176.00                      | 4,657.00                     | 6,138.00                       |
| Mobile home, park -per<br>du                      | 995.00            | 0.00                            | 1,761.00                      | 1,300.00                     | 839.00                         |

## **EXHIBIT “C”**

Amendment to Hernando County Code § 23-91(a)  
Schedule of Capital Facilities Impact Fees

**SCHEDULES OF CAPITAL FACILITIES IMPACT FEES**

| <b>Land Use Type</b>                             | <b>Library</b>                |                               | <b>Buildings</b>              |                               |                              | <b>Law Enforcement</b>        |                               |                              |                              | <b>Jail</b>                   |                               |                              |
|--------------------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|-------------------------------|-------------------------------|------------------------------|------------------------------|-------------------------------|-------------------------------|------------------------------|
| <b>Residential:</b>                              | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>12/2/24</b> | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>12/2/24</b> | <b>Effective<br/>12/2/25</b> | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>12/2/24</b> |
| Single-family,<br>detached (du)                  | \$0.00                        | \$107.00                      | \$0.00                        | \$466.00                      | —                            | \$0.00                        | \$86.00                       | 121.00                       | 156.00                       | \$0.00                        | \$7.00                        | —                            |
| Single-family,<br>attached, 1—10<br>stories (du) | 0.00                          | 75.00                         | 0.00                          | 327.00                        | —                            | 0.00                          | 61.00                         | 87.50                        | 114.00                       | 0.00                          | 5.00                          | —                            |
| Multifamily, (du)                                | 0.00                          | 81.00                         | 0.00                          | 352.00                        | —                            | 0.00                          | 65.00                         | 89.50                        | 114.00                       | 0.00                          | 5.00                          | —                            |
| Mobile home, 1<br>acre (du)                      | 0.00                          | 107.00                        | 0.00                          | 466.00                        | —                            | 0.00                          | 86.00                         | 102.50                       | 119.00                       | 0.00                          | 7.00                          | —                            |
| Mobile home,<br>other (du)                       | 0.00                          | 90.00                         | 0.00                          | 390.00                        | —                            | 0.00                          | 72.00                         | 95.50                        | 119.00                       | 0.00                          | 6.00                          | —                            |
| Mob. home pk-du                                  | 0.00                          | 90.00                         | 0.00                          | 390.00                        | —                            | 0.00                          | 72.00                         | 95.50                        | 119.00                       | 0.00                          | 6.00                          | —                            |
| Sr. Housing<br>detached (du)                     | 0.00                          | 107.00                        | 0.00                          | 466.00                        | —                            | 0.00                          | 86.00                         | 103.00                       | 120.00                       | 0.00                          | 7.00                          | —                            |
| Sr. Housing<br>attached (du)                     | 0.00                          | 75.00                         | 0.00                          | 327.00                        | —                            | 0.00                          | 61.00                         | 74.00                        | 87.00                        | 0.00                          | 5.00                          | —                            |
| Congregate Care<br>Facility(1,000 sf)            | 0.00                          | 0.00                          | 0.00                          | 576.00                        | —                            | 0.00                          | 107.00                        | 113.50                       | 120.00                       | 0.00                          | 9.00                          | —                            |
| Assisted Living<br>(1,000 sf)                    | 0.00                          | 0.00                          | 0.00                          | 576.00                        | —                            | 0.00                          | 107.00                        | 100.00                       | 93.00                        | 0.00                          | 9.00                          | —                            |
| Cont. Care Ret.<br>Cntr. (1,000 sf)              | 0.00                          | 0.00                          | 0.00                          | 576.00                        | —                            | 0.00                          | 107.00                        | 113.50                       | 120.00                       | 0.00                          | 9.00                          | —                            |
| Nursing Home (per<br>1,000 sf)                   | 0.00                          | 0.00                          | 0.00                          | 576.00                        | —                            | 0.00                          | 107.00                        | 106.00                       | 105.00                       | 0.00                          | 9.00                          | —                            |

**SCHEDULES OF CAPITAL FACILITIES IMPACT FEES**

| Land Use Type                           | Library               |                       | Buildings             |                       |                      | Law Enforcement       |                       |                      |                      | Jail                  |                       |                      |
|-----------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|-----------------------|-----------------------|----------------------|----------------------|-----------------------|-----------------------|----------------------|
|                                         | Effective<br>11/15/12 | Effective<br>08/14/13 | Effective<br>11/15/12 | Effective<br>08/14/13 | Effective<br>12/2/24 | Effective<br>11/15/12 | Effective<br>08/14/13 | Effective<br>12/2/24 | Effective<br>12/2/25 | Effective<br>11/15/12 | Effective<br>08/14/13 | Effective<br>12/2/24 |
| Hotel (per room)                        | 0.00                  | 0.00                  | 0.00                  | 217.00                | —                    | 0.00                  | 40.00                 | 75.50                | 111.00               | 0.00                  | 3.00                  | —                    |
| Motel (per room)                        | 0.00                  | 0.00                  | 0.00                  | 217.00                | —                    | 0.00                  | 40.00                 | 67.00                | 94.00                | 0.00                  | 3.00                  | —                    |
| Recreational vehicle park (occup site)  | 0.00                  | 0.00                  | 0.00                  | 217.00                | —                    | 0.00                  | 40.00                 | 42.50                | 45.00                | 0.00                  | 3.00                  | —                    |
| Marina (per 1,000 sf)                   | 0.00                  | 0.00                  | 0.00                  | 335.00                | —                    | 0.00                  | 62.00                 | 37.00                | 12.00                | 1.00                  | 5.00                  | —                    |
| Golf Course (per 1000 sf)               | 0.00                  | 0.00                  | 0.00                  | 651.00                | —                    | 0.00                  | 121.00                | 65.50                | 10.00                | 0.00                  | 10.00                 | —                    |
| Movie Theater (per 1,000 sf)            | 0.00                  | 0.00                  | 0.00                  | 651.00                | —                    | 0.00                  | 121.00                | 308.00               | 495.00               | 1.00                  | 10.00                 | —                    |
| Health/Fitness Club per 1,000 sf)       | 0.00                  | 0.00                  | 0.00                  | 651.00                | —                    | 0.00                  | 121.00                | 175.50               | 230.00               | 0.00                  | 10.00                 | —                    |
| General light industrial (per 1,000 sf) | 0.00                  | 0.00                  | 0.00                  | 168.00                | —                    | 0.00                  | 31.00                 | 38.50                | 46.00                | 0.00                  | 3.00                  | —                    |
| Industrial Park (per 1,000 sf)          | 0.00                  | 0.00                  | 0.00                  | 168.00                | —                    | 0.00                  | 31.00                 | 32.00                | 33.00                | 0.00                  | 3.00                  | —                    |

**SCHEDULES OF CAPITAL FACILITIES IMPACT FEES**

| <b>Land Use Type</b>                     | <b>Library</b>            |                           | <b>Buildings</b>          |                           |                          | <b>Law Enforcement</b>    |                           |                          |                          | <b>Jail</b>               |                           |                          |
|------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|--------------------------|---------------------------|---------------------------|--------------------------|--------------------------|---------------------------|---------------------------|--------------------------|
|                                          | <b>Effective 11/15/12</b> | <b>Effective 08/14/13</b> | <b>Effective 11/15/12</b> | <b>Effective 08/14/13</b> | <b>Effective 12/2/24</b> | <b>Effective 11/15/12</b> | <b>Effective 08/14/13</b> | <b>Effective 12/2/24</b> | <b>Effective 12/2/25</b> | <b>Effective 11/15/12</b> | <b>Effective 08/14/13</b> | <b>Effective 12/2/24</b> |
| Warehouse (per 1,000 sf)                 | 0.00                      | 0.00                      | 0.00                      | 124.00                    | —                        | 0.00                      | 23.00                     | 16.50                    | 10.00                    | 0.00                      | 2.00                      | —                        |
| Mini-warehouse (per 1,000 sf)            | 0.00                      | 0.00                      | 0.00                      | 124.00                    | —                        | 0.00                      | 13.00                     | 8.50                     | 4.00                     | 0.00                      | 2.00                      | —                        |
| Manufacturing (per 1,000 sf)             | 0.00                      | 0.00                      | 0.00                      | 168.00                    | —                        | 0.00                      | 31.00                     | 41.50                    | 52.00                    | 0.00                      | 3.00                      | —                        |
| Elementary School-Private (per 1,000 sf) | 0.00                      | 0.00                      | 0.00                      | 335.00                    | 0.00                     | 0.00                      | 62.00                     | 0.00                     | 0.00                     | 0.00                      | 5.00                      | 0.00                     |
| Middle School-Private (per 1,000 sf)     | 0.00                      | 0.00                      | 0.00                      | 335.00                    | 0.00                     | 0.00                      | 62.00                     | 0.00                     | 0.00                     | 0.00                      | 5.00                      | 0.00                     |
| High School-Private (per 1,000 sf)       | 0.00                      | 0.00                      | 0.00                      | 335.00                    | 0.00                     | 0.00                      | 62.00                     | 0.00                     | 0.00                     | 0.00                      | 5.00                      | 0.00                     |

**SCHEDULES OF CAPITAL FACILITIES IMPACT FEES**

| <b>Land Use Type</b>                                  | <b>Library</b>                |                               | <b>Buildings</b>              |                               |                              | <b>Law Enforcement</b>        |                               |                              |                              | <b>Jail</b>                   |                               |                              |
|-------------------------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|-------------------------------|-------------------------------|------------------------------|------------------------------|-------------------------------|-------------------------------|------------------------------|
|                                                       | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>12/2/24</b> | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>12/2/24</b> | <b>Effective<br/>12/2/25</b> | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>12/2/24</b> |
| University 7,500 or less students (per 1,000 sf)      | \$0.00                        | 0.00                          | \$0.00                        | 335.00                        | 0.00                         | \$0.00                        | 62.00                         | 0.00                         | 0.00                         | \$0.00                        | 5.00                          | 0.00                         |
| University greater than 7,500 students (per 1,000 sf) | 0.00                          | 0.00                          | 0.00                          | 335.00                        | 0.00                         | 0.00                          | 62.00                         | 0.00                         | 0.00                         | 0.00                          | 5.00                          | 0.00                         |
| Public Assembly (per 1,000 sf)                        | 0.00                          | 0.00                          | 0.00                          | 335.00                        | —                            | 0.00                          | 62.00                         | 50.50                        | 39.00                        | 0.00                          | 5.00                          | —                            |
| Day Care Center (per 1,000 sf)                        | 0.00                          | 0.00                          | 0.00                          | 335.00                        | —                            | 0.00                          | 62.00                         | 69.50                        | 77.00                        | 0.00                          | 5.00                          | —                            |
| Clinic per 1,000 sf                                   | 0.00                          | 0.00                          | 0.00                          | 576.00                        | —                            | 0.00                          | 107.00                        | 125.00                       | 143.00                       | 0.00                          | 9.00                          | —                            |
| Hospital (per 1,000 sf)                               | 0.00                          | 0.00                          | 0.00                          | 576.00                        | —                            | 0.00                          | 107.00                        | 115.50                       | 124.00                       | 0.00                          | 9.00                          | —                            |
| Building Materials /Lumber Store (per 1,000 sf)       | 0.00                          | 0.00                          | 0.00                          | 651.00                        | —                            | 0.00                          | 121.00                        | 86.00                        | 51.00                        | 0.00                          | 10.00                         | —                            |
| Discount Super-store Free standing (per 1,000 sf)     | 0.00                          | 0.00                          | 0.00                          | 651.00                        | —                            | 0.00                          | 121.00                        | 142.50                       | 164.00                       | 0.00                          | 10.00                         | —                            |
| Hardware/Paint Store (per 1,000 sf)                   | 0.00                          | 0.00                          | 0.00                          | 651.00                        | —                            | 0.00                          | 121.00                        | 72.50                        | 24.00                        | 0.00                          | 10.00                         | —                            |

**SCHEDULES OF CAPITAL FACILITIES IMPACT FEES**

| <b>Land Use Type</b>                                     | <b>Library</b>                |                               | <b>Buildings</b>              |                               |                              | <b>Law Enforcement</b>        |                               |                              |                              | <b>Jail</b>                   |                               |                              |
|----------------------------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|-------------------------------|-------------------------------|------------------------------|------------------------------|-------------------------------|-------------------------------|------------------------------|
|                                                          | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>12/2/24</b> | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>12/2/24</b> | <b>Effective<br/>12/2/25</b> | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>12/2/24</b> |
| New/Used Auto Sales (per 1,000 sf)                       | 0.00                          | 0.00                          | 0.00                          | 651.00                        | —                            | 0.00                          | 121.00                        | 135.50                       | 150.00                       | 0.00                          | 10.00                         | —                            |
| Supermarket (per 1,000 sf)                               | 0.00                          | 0.00                          | 0.00                          | 651.00                        | —                            | 0.00                          | 121.00                        | 177.00                       | 233.00                       | 0.00                          | 10.00                         | —                            |
| Home Improve-ment Super-store (per 1,000 sf)             | 0.00                          | 0.00                          | 0.00                          | 651.00                        | —                            | 0.00                          | 121.00                        | 153.00                       | 185.00                       | 0.00                          | 10.00                         | —                            |
| Retail/Shopping Center (per 1,000 sf)                    | 0.00                          | 0.00                          | 0.00                          | 651.00                        | —                            | 0.00                          | 121.00                        | 183.50                       | 246.00                       | 0.00                          | 10.00                         | —                            |
| Pharmacy/Drug Store with & w/o Drive thru (per 1,000 sf) | 0.00                          | 0.00                          | 0.00                          | 651.00                        | —                            | 0.00                          | 121.00                        | 148.00                       | 175.00                       | 0.00                          | 10.00                         | —                            |

**SCHEDULES OF CAPITAL FACILITIES IMPACT FEES**

| Land Use Type                                             | Library               |                       | Buildings             |                       |                      | Law Enforcement       |                       |                      |                      | Jail                  |                       |                      |
|-----------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|-----------------------|-----------------------|----------------------|----------------------|-----------------------|-----------------------|----------------------|
|                                                           | Effective<br>11/15/12 | Effective<br>08/14/13 | Effective<br>11/15/12 | Effective<br>08/14/13 | Effective<br>12/2/24 | Effective<br>11/15/12 | Effective<br>08/14/13 | Effective<br>12/2/24 | Effective<br>12/2/25 | Effective<br>11/15/12 | Effective<br>08/14/13 | Effective<br>12/2/24 |
| Furniture Store (per 1,000 sf)                            | 0.00                  | 0.00                  | 0.00                  | 651.00                | —                    | 0.00                  | 121.00                | 75.50                | 30.00                | 0.00                  | 10.00                 | —                    |
| General Office (per 1,000 sf)                             | 0.00                  | 0.00                  | 0.00                  | 335.00                | —                    | 0.00                  | 62.00                 | 77.50                | 93.00                | 0.00                  | 5.00                  | —                    |
| Medical office 10,000 sq. ft. or less (per 1,000 sf)      | 0.00                  | 0.00                  | 0.00                  | 576.00                | —                    | 0.00                  | 107.00                | 110.50               | 114.00               | 0.00                  | 9.00                  | —                    |
| Medical office greater than 10,000 sq. ft. (per 1,000 sf) | 0.00                  | 0.00                  | 0.00                  | 576.00                | —                    | 0.00                  | 107.00                | 135.50               | 164.00               | 0.00                  | 9.00                  | —                    |
| Bank/Savings Drive-in (per 1,000 sf)                      | 0.00                  | 0.00                  | 0.00                  | 651.00                | —                    | 0.00                  | 121.00                | 131.00               | 141.00               | 0.00                  | 10.00                 | —                    |
| Quality Restaurant (per 1,000 sf)                         | 0.00                  | 0.00                  | 0.00                  | 1,012.00              | —                    | 0.00                  | 187.00                | 368.00               | 549.00               | 0.00                  | 16.00                 | —                    |

**SCHEDULES OF CAPITAL FACILITIES IMPACT FEES**

| Land Use Type                                                               | Library               |                       | Buildings             |                       |                      | Law Enforcement       |                       |                      |                      | Jail                  |                       |                      |
|-----------------------------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|-----------------------|-----------------------|----------------------|----------------------|-----------------------|-----------------------|----------------------|
|                                                                             | Effective<br>11/15/12 | Effective<br>08/14/13 | Effective<br>11/15/12 | Effective<br>08/14/13 | Effective<br>12/2/24 | Effective<br>11/15/12 | Effective<br>08/14/13 | Effective<br>12/2/24 | Effective<br>12/2/25 | Effective<br>11/15/12 | Effective<br>08/14/13 | Effective<br>12/2/24 |
| High-<br>turnover (Sit-<br>down)<br>restaurant<br>(per 1,000<br>sf)         | 0.00                  | 0.00                  | 0.00                  | 1,012.00              | —                    | 0.00                  | 187.00                | 352.00               | 517.00               | 0.00                  | 16.00                 | —                    |
| Fast food<br>restaurant<br>w/Drive-<br>thru (per<br>1,000 sf)               | 0.00                  | 0.00                  | 0.00                  | 1,012.00              | —                    | 0.00                  | 187.00                | 559.00               | 931.00               | 0.00                  | 16.00                 | —                    |
| Automobile<br>Care Center<br>(per 1,000 sf)                                 | 0.00                  | 0.00                  | 0.00                  | 651.00                | —                    | 0.00                  | 121.00                | 140.00               | 159.00               | 0.00                  | 10.00                 | —                    |
| Gas Sta. w/<br>Convenience<br>Market-less<br>than 2,000 sf<br>(per 1,000sf) | 0.00                  | 0.00                  | 0.00                  | 651.00                | —                    | 0.00                  | 121.00                | 130.00               | 139.00               | 0.00                  | 10.00                 | —                    |
| Gas Sta. w/<br>Convenience<br>Market-2,000-<br>2,999 sf (per<br>1,000sf)    | 0.00                  | 0.00                  | 0.00                  | 651.00                | —                    | 0.00                  | 121.00                | 170.00               | 219.00               | 0.00                  | 10.00                 | —                    |
| Gas Sta. w/<br>Convenienc<br>e Market-<br>3,000+ sf per<br>1,000 sf         | 0.00                  | 0.00                  | 0.00                  | 651.00                | —                    | 0.00                  | 121.00                | 203.50               | 286.00               | 0.00                  | 10.00                 | —                    |

**SCHEDULES OF CAPITAL FACILITIES IMPACT FEES**

| <b>Land Use Type</b>                                | <b>Library</b>                |                               | <b>Buildings</b>              |                               |                              | <b>Law Enforcement</b>        |                               |                              |                              | <b>Jail</b>                   |                               |                              |
|-----------------------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|-------------------------------|-------------------------------|------------------------------|------------------------------|-------------------------------|-------------------------------|------------------------------|
|                                                     | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>12/2/24</b> | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>12/2/24</b> | <b>Effective<br/>12/2/25</b> | <b>Effective<br/>11/15/12</b> | <b>Effective<br/>08/14/13</b> | <b>Effective<br/>12/2/24</b> |
| Self-Service Car Wash (per 1,000 sf)                | 0.00                          | 0.00                          | 0.00                          | 651.00                        | —                            | 0.00                          | 121.00                        | 106.00                       | 91.00                        | 0.00                          | 10.00                         | —                            |
| Convenience/Gas/Fast Food Restaurant (per 1,000 sf) | 0.00                          | 0.00                          | 0.00                          | 651.00                        | —                            | 0.00                          | 121.00                        | 440.50                       | 760.00                       | 0.00                          | 10.00                         | —                            |

## **EXHIBIT “D”**

Amendment to Hernando County Code § 23-114(a)  
Parks Impact Fee Schedule

**PARKS IMPACT FEE SCHEDULE**

| Land Use Type (Unit)                      | Fee per Unit          |                       |                       |                       |
|-------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                           | Effective<br>11-15-12 | Effective<br>08-14-13 | Effective<br>12-02-24 | Effective<br>12-02-25 |
| Single-family, detached (DU)              | \$0.00                | \$411.00              | \$451.00              | \$491.00              |
| Single-family, attached 1-10 stories (DU) | 0.00                  | 288.00                | 323.00                | 358.00                |
| Multifamily 1-10 stories (DU)             | 0.00                  | 311.00                | 334.50                | 358.00                |
| Mobile home - 1 acre lot (DU)             | 0.00                  | 411.00                | 393.00                | 375.00                |
| Mobile home - Other (DU)                  | 0.00                  | 411.00                | 393.00                | 375.00                |
| Mobile home park (DU)                     | 0.00                  | 344.00                | 359.50                | 375.00                |
| Recreation vehicle—Lot                    | 0.00                  | 143.00                | -                     | -                     |
| Hotel/motel—Room                          | 0.00                  | 143.00                | -                     | -                     |
| Senior housing, (Detached) (DU)           | -                     | 411.00                | 394.00                | 377.00                |
| Senior housing, (Attached) (DU)           |                       | 288.00                | 280.50                | 273.00                |

## **EXHIBIT “E”**

Amendment to Hernando County Code § 23-138(a)  
Schedule of Roads Impact Fees

**SCHEDULE OF ROADS IMPACT FEES**

| <b>ITE LUC</b> | <b>Land Use</b>                           | <b>Unit</b> | <b>Net<br/>Impact Fee</b> | <b>Effective<br/>12-2-24</b> | <b>Effective<br/>12-2-25</b> |
|----------------|-------------------------------------------|-------------|---------------------------|------------------------------|------------------------------|
|                | <b>RESIDENTIAL</b>                        |             |                           |                              |                              |
| 210            | Single-Family (Detached)                  | du          | -                         | \$2,811.50                   | \$4,354.00                   |
|                | Single-Family (Attached) 1—<br>2 stories  | du          | -                         | 2,294.50                     | 3,767.00                     |
|                | Single-Family (Attached) 3—<br>10 stories | du          | -                         | 2,248.00                     | 3,767.00                     |
| 220            | Multi-Family (Low Rise, 1—2<br>stories)   | du          | -                         | 1,878.50                     | 2,935.00                     |
| 221            | Multi-Family (Mid Rise, 3—<br>10 stories) | du          | -                         | 1,352.50                     | 1,976.00                     |
| 240            | Mobile Home Park                          | du          | -                         | 1,029.00                     | 1,591.00                     |
|                | Mobile Home, 1-acre                       | du          | 1,269.00                  | 2,811.50                     | 4,354.00                     |
|                | Mobile Home, other                        | du          | 1,269.00                  | 2,811.50                     | 4,354.00                     |
| 251            | Senior Adult Living<br>Detached           | du          | -                         | 1,052.00                     | 1,604.00                     |
| 252            | Senior Adult Living<br>Attached           | du          | -                         | 729.50                       | 1,082.00                     |
| 253            | Congregate Care Facility                  | du          | -                         | 274.50                       | 428.00                       |

**SCHEDULE OF ROADS IMPACT FEES**

| <b>ITE LUC</b> | <b>Land Use</b>                      | <b>Unit</b> | <b>Net<br/>Impact Fee</b> | <b>Effective<br/>12-2-24</b> | <b>Effective<br/>12-2-25</b> |
|----------------|--------------------------------------|-------------|---------------------------|------------------------------|------------------------------|
|                | <b>RESIDENTIAL</b>                   |             |                           |                              |                              |
| 254            | Assisted Living                      | bed         | -                         | 309.50                       | 471.00                       |
| 255            | Continuing Care Retirement<br>Center | du          | -                         | 293.50                       | 451.00                       |
|                | <b>LODGING</b>                       |             |                           |                              |                              |
| 310            | Hotel                                | room        | 644.00                    | 1,284.00                     | 1,924.00                     |
| 320            | Motel                                | room        | 455.00                    | 691.50                       | 928.00                       |
|                | <b>RECREATION</b>                    |             |                           |                              |                              |
| 416            | Recreational Vehicle Park            | site/du     | -                         | 404.00                       | 627.00                       |
| 420            | Marina                               | Per berth   | -                         | 818.00                       | 1,203.00                     |
| 430            | Golf Course                          | Per acre    | -                         | 1,303.50                     | 1,870.00                     |
| 444            | Movie Theater                        | Per screen  | -                         | 11,418.00                    | 17,952.00                    |
| 492            | Health/Fitness Club                  | 1,000 sf    | -                         | 8,919.00                     | 13,949.00                    |

**SCHEDULE OF ROADS IMPACT FEES**

| <b>ITE LUC</b> | <b>Land Use</b>                                    | <b>Unit</b>          | <b>Net<br/>Impact Fee</b> | <b>Effective<br/>12-2-24</b> | <b>Effective<br/>12-2-25</b> |
|----------------|----------------------------------------------------|----------------------|---------------------------|------------------------------|------------------------------|
|                | <b>INSTITUTIONS</b>                                |                      |                           |                              |                              |
| 520            | Elementary School (Private)                        | 1,000<br>sf./student | -                         | 0.00                         | 0.00                         |
| 522            | Middle School (Private)                            | 1,000<br>sf./student | -                         | 0.00                         | 0.00                         |
| 530            | High School (Private)                              | 1,000<br>sf./student | -                         | 0.00                         | 0.00                         |
| 540            | University (7,500 or fewer<br>students) (Private)  | 1,000<br>sf./student | -                         | 0.00                         | 0.00                         |
| 550            | University (more than 7,500<br>students) (Private) | 1,000<br>sf./student | -                         | 0.00                         | 0.00                         |
| 560            | Public Assembly                                    | 1,000 sf             | -                         | 1,419.50                     | 2,205.00                     |
| 565            | Day Care                                           | 1,000 sf             | -                         | 4,162.00                     | 5,844.00                     |
| 610            | Hospital                                           | 1,000 sf             | -                         | 3,165.00                     | 4,675.00                     |
| 620            | Nursing Home                                       | Per bed              | -                         | 353.50                       | 558.00                       |
| 630            | Clinic                                             | 1,000 sf.            | -                         | 9,322.00                     | 14,803.00                    |
|                | <b>OFFICE</b>                                      |                      |                           |                              |                              |
| 710            | General Office                                     | 1,000 sf.            | -                         | 2,751.00                     | 4,290.00                     |
| 720            | Medical Office 10,000 sf. or<br>less               | 1,000 sf             | -                         | 6,364.50                     | 9,854.00                     |

**SCHEDULE OF ROADS IMPACT FEES**

| <b>ITE LUC</b> | <b>Land Use</b>                           | <b>Unit</b> | <b>Net<br/>Impact Fee</b> | <b>Effective<br/>12-2-24</b> | <b>Effective<br/>12-2-25</b> |
|----------------|-------------------------------------------|-------------|---------------------------|------------------------------|------------------------------|
|                | <b>OFFICE</b>                             |             |                           |                              |                              |
| 720            | Medical Office greater than<br>10,000 sf. | 1,000 sf.   | -                         | 9,168.50                     | 14,147.00                    |
|                | <b>RETAIL</b>                             |             |                           |                              |                              |
| 812            | Building Materials and<br>Lumber Store    | 1,000 sf.   | -                         | 5,890.00                     | 6,646.00                     |
| 813            | Discount Superstore Free<br>Standing      | 1,000 sf.   | -                         | 6,640.00                     | 6,519.00                     |
| 816            | Hardware/Paint Store                      | 1,000 sf.   | -                         | 798.50                       | 353.00                       |
| 820            | Retail/Center                             | 1,000 sf.   | -                         | 4,117.50                     | 6,318.00                     |
| 840/841        | New/Used Auto Sales                       | 1,000 sf.   | -                         | 4,911.00                     | 7,426.00                     |
| 850            | Supermarket                               | 1,000 sf.   | -                         | 5,783.00                     | 8,754.00                     |
| 862            | Home Improvement<br>Superstore            | 1,000 sf.   | -                         | 2,421.50                     | 3,676.00                     |
| 880/88         | Pharmacy/Drug Store<br>w/Drive-Thru       | 1,000 sf.   | -                         | 3,497.00                     | 5,502.00                     |
| 890            | Furniture Store                           | 1,000 sf.   | -                         | 1,075.00                     | 1,741.00                     |
| 912            | Bank/Savings Drive-In                     | 1,000 sf.   | -                         | 6,860.00                     | 9,463.00                     |
| 931            | Quality Restaurant                        | 1,000 sf.   | -                         | 11,142.50                    | 17,014.00                    |

**SCHEDULE OF ROADS IMPACT FEES**

| <b>ITE LUC</b> | <b>Land Use</b>                                                | <b>Unit</b> | <b>Net<br/>Impact Fee</b> | <b>Effective<br/>12-2-24</b> | <b>Effective<br/>12-2-25</b> |
|----------------|----------------------------------------------------------------|-------------|---------------------------|------------------------------|------------------------------|
|                | <b>RETAIL</b>                                                  |             |                           |                              |                              |
| 932            | High-Turnover (Sit-<br>Restaurant                              | 1,000 sf.   | -                         | 12,674.00                    | 19,065.00                    |
| 934            | Fast Food Rest. w/Drive-<br>Thru                               | 1,000 sf.   | -                         | 36,527.50                    | 55,658.00                    |
| 942            | Automobile Care Center                                         | 1,000 sf.   | -                         | 4,013.50                     | 6,056.00                     |
| 944            | Gas station with<br>convenience market under<br>2,000 sq. ft.  | vfp         | -                         | 3,897.00                     | 5,930.00                     |
| 945            | Gas station with<br>convenience market 2,000<br>—2,999 sq. ft. | vfp         | -                         | 5,673.00                     | 9,120.00                     |
| 960            | Gas station with<br>convenience market over<br>3,000 sq. ft.   | vfp         | -                         | 7,217.50                     | 11,935.00                    |
| 947            | Self-Service Car Wash                                          | bay         | -                         | 3,366.00                     | 5,207.00                     |
| n/a            | Convenience/Gasoline/Fast<br>Food                              | 1,000 sf.   | -                         | 43,723.00                    | 67,642.00                    |
|                | <b>INDUSTRIAL</b>                                              |             |                           |                              |                              |
| 110            | General Light Industrial                                       | 1,000 sf.   | -                         | 1,364.00                     | 1,922.00                     |
| 130            | Industrial Park                                                | 1,000 sf.   | -                         | 1,062.00                     | 1,336.00                     |

**SCHEDULE OF ROADS IMPACT FEES**

| <b>ITE LUC</b> | <b>Land Use</b> | <b>Unit</b> | <b>Net<br/>Impact Fee</b> | <b>Effective<br/>12-2-24</b> | <b>Effective<br/>12-2-25</b> |
|----------------|-----------------|-------------|---------------------------|------------------------------|------------------------------|
|                | INDUSTRIAL PARK |             |                           |                              |                              |
| 140            | Manufacturing   | 1,000 sf.   | -                         | 1,161.00                     | 1,882.00                     |
| 150            | Warehousing     | 1,000 sf.   | -                         | 544.00                       | 676.00                       |
| 151            | Mini-Warehouse  | 1,000 sf.   | -                         | 267.50                       | 389.00                       |