

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING SECTION 10.02.002, "DEFINITIONS," BY AMENDING THE DEFINITION OF "STUDY" CONTAINED THEREIN; AMENDING SECTION 10.02.006, "IMPACT FEES ADOPTED" BY ADOPTING THE EXHIBITS ATTACHED THERETO; BY AMENDING SECTION 10.02.008. "ASSESSMENT OF IMPACT FEES," BY AMENDING THE DATES CONTAINED THEREIN; AMENDING SECTION 10.02.009, "COMPUTATION AND COLLECTION," RELATIVE TO APPROPRIATE LAND USE CATEGORIES AND CONSIDERATION OF ALTERNATIVE LAND USE EQUIVALENCIES; AMENDING SUBSECTION (b) OF SECTION 10.02.014, "UPDATES TO PLAN AND REVISION OF FEES; AMENDING SECTION 10.02.016, "IMPACT FEE AS ADDITIONAL AND SUPPLEMENTAL REGULATION," BY REPLACING "TOWN COMPREHENSIVE LAND USE PLAN" WITH "TOWN COMPREHENSIVE PLAN"; AMENDING SECTION 10.02.017, "RELIEF PROCEDURES," BY THE ADDITION OF DETAILED APPEAL PROCEDURES; REPEALING EXISTING SECTION 10.02.018, "CERTIFICATE OF COMPLIANCE STATEMENT," IN ITS ENTIRETY; ALL OF WHICH SECTIONS ARE CONTAINED IN ARTICLE 10.02, "CAPITAL IMPROVEMENTS AND IMPACT FEES," CONTAINED IN CHAPTER 10, "SUBDIVISION REGULATION," OF THE CODE OF ORDINANCES OF THE TOWN OF PROSPER, TEXAS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION OF THIS ORDINANCE.**

**WHEREAS**, the Town of Prosper, Texas (the "Town"), is a home-rule municipality possessing the full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution, Section 51.072 of Texas Local Government Code, and its Home Rule Charter; and

**WHEREAS**, Senate Bill 1883, adopted by the 89th Regular Session of the Texas Legislature, amended Chapter 395 of the Texas Local Government Code relative to the frequency with which a political subdivision may increase impact fees, among others; and

**WHEREAS**, the Town Council desires to amend its ordinances to be consistent with the new state law and further determines that the following amendments are in the best interest of the health, safety, and welfare of the citizens of the Town.

**WHEREAS**, the Town Council of the Town of Prosper, Texas (the "Town Council") has previously adopted Ordinance Nos. 95-01, 01-24, 02-19, 02-57, 06-91, 11-71, and 17-14 of the Town of Prosper, Texas ("Town"), establishing impact fees to be assessed by the Town; and

**WHEREAS**, the Town has fully complied with Chapter 395 of the Texas Local Government Code concerning the notice, adoption, promulgation and methodology necessary to adopt land use assumptions and a capital improvement plan establishing impact fees and has held a public hearing required by Chapter 395 of the Texas Local Government Code relative to the land use assumptions, capital improvement plan and impact fees for water, sewer and roadways; and

**WHEREAS**, as a result of the most recent study undertaken by the Town, the Town Council desires to amend the land use assumptions and amend the capital improvement plan and the amount of impact fees for water, sewer and roadways; and

**WHEREAS**, on or before the date of the first publication of the notice of the public hearing on the proposed amendments, including the amount of the proposed impact fee per service unit, such information was made available to the public; and

**WHEREAS**, the Town Council finds that it is in the best interest of the citizens of the Town to adopt such land use assumptions and capital improvement plan, and amend the impact fees for water, sewer and roadways.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:**

### **SECTION 1**

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

### **SECTION 2**

From and after the effective date of this Ordinance, the definition of "Study" contained in Section 10.02.002, "Definitions," of Article 10.02, "Capital Improvements and Impact Fees," of Chapter 10, "Subdivision Regulation," of the Code of Ordinances of the Town of Prosper, Texas, is hereby amended to read as follows:

*"Study.* The "Water, Wastewater and Roadway Impact Fee Report" study, dated July 2025 and prepared by Freese & Nichols, Inc., on behalf of the Town, a copy of which is located in the Office of the Town Secretary and incorporated by reference herein, as may be amended from time to time."

### **SECTION 3**

From and after the effective date of this Ordinance, Section 10.02.006, "Impact fees adopted," of Article 10.02, "Capital Improvements and Impact Fees," of Chapter 10, "Subdivision Regulation," of the Code of Ordinances of the Town of Prosper, Texas, is hereby amended to read as follows:

#### **"Sec. 10.02.006      Impact fees adopted**

The previously adopted impact fees for roadways, water and wastewater have been reviewed, evaluated, updated and revised. The Town Council finds that:

- (1) the impact fees for roadways set forth in Exhibit A, "Roadway Impact Fee Schedule," attached hereto and incorporated for all purposes, representing fifty percent (50%) of the total projected costs, are hereby adopted and approved; and
- (2) the impact fees for water set forth in Exhibit B, "Water Impact Fee Schedule," attached hereto and incorporated for all purposes, representing fifty percent (50%) of the total projected costs, are hereby adopted and approved; and
- (3) the impact fees for wastewater set forth in Exhibit C, "Wastewater Impact Fee Schedule," attached hereto and incorporated for all purposes, representing fifty percent (50%) of the total projected costs, are hereby adopted and approved."

### **SECTION 4**

From and after the effective date of this Ordinance, Section 10.02.008, "Assessment," of Article 10.02, "Capital Improvements and Impact Fees," of Chapter 10, "Subdivision Regulation," of the Code of Ordinances of the Town of Prosper, Texas, is hereby amended to read as follows:

**"Sec. 10.02.008      Assessment**

(a) The assessment of the impact fee for any new development shall be calculated and made at the time of final plat approval (as defined in Section 10.02.002); however, for the sole purpose of phasing in the application of this Ordinance, final plats that have been approved by the Town on or before August 26, 2025, pursuant to the Town's subdivision regulations, or for a final plat deemed approved by the Town on or before August 26, 2025, due to the Town's failure to act, assessment for the new development to which the final plat applies shall be calculated and made in accordance with the impact fees existing on August 26, 2025.

- (1) If a complete application for a final plat for any new development has been accepted by the Development Services Department prior to August 26, 2025, and is approved within 90 days of that date, the assessment of impact fees shall be calculated at the 2017 rate.
- (2) Assessment of roadway impact fees for all non-residential development shall be based on the primary land use classification as shown on the approved site plan and shall not be portioned per any secondary or incidental uses.

(b) Following initial assessment of the impact fee for a new development pursuant to subsection (a), the amount of the impact fee per service unit for that development cannot be increased, unless the approved final plat expires or lapses under applicable ordinances or law or the owner proposes to change the approved development by the submission of a new development application or application to increase the number of service units, in which case the impact fee will be reassessed for increased meter size or additional meters or service units at the impact fee rate then in effect.

(c) Following the lapse or expiration of a final plat that has been approved or a final plat deemed approved due to the Town's failure to act, pursuant to the Town's subdivision regulations, a new assessment shall be performed at the time of new final plat approval in accordance with this Ordinance."

**SECTION 5**

From and after the effective date of this Ordinance, Section 10.02.009, "Computation and Collection," of Article 10.02, "Capital Improvements and Impact Fees," of Chapter 10, "Subdivision Regulation," of the Code of Ordinances of the Town of Prosper, Texas, is hereby amended to read as follows:

**"Sec. 10.02.009      Computation and collection**

(a) The impact fees due on new development shall be collected at the time of application for a building permit or, in the cases for which no plat is submitted to the town, whether the property is located inside or outside the corporate boundaries of the town, at the time of application for building permit, utility connection or certificate of occupancy, whichever occurs first, unless an

agreement between the developer and the town has been executed providing for a different time of payment.

(b) At the time of final plat approval, or the request for a utility connection for an area in the town's extraterritorial jurisdiction for which a final plat was not submitted to the town, for all new developments, the town shall compute the impact fees due for the new development in the following manner:

(1) The amount of each type of impact fee due (roadway, water, and/or wastewater) shall be determined by multiplying the number of each type of service units generated by the new development by the impact fee due for each type of service unit in the applicable service area set forth in exhibits A, B and/or C to section 10.02.006, respectively. The town shall determine the appropriate land use category set forth in exhibits A, B and/or C to section 10.02.006 for the computation of the impact fee.

(2) The amount of each impact fee due shall be reduced by any allowable credits for that category of capital improvements in the manner provided by this article.

(c) Whenever a property owner proposes to increase the number of service units for a new development, the additional impact fees collected for such new service units shall be determined by using the amount of impact fee per service unit in exhibits A, B and/or C to section 10.02.006, and such additional fee shall be collected at the time of issuance of a new building permit, or for an area in the town's extraterritorial jurisdiction for which a final plat was not required to be submitted to the town, prior to or at the time of enlargement of the connection to the town's water or wastewater system.

(d) The Town Manager, or his/her designee, may consider alternate service unit equivalencies as defined in Exhibits A, B and/or C to section 10.02.006, as presented by the property owner or applicant. All data and appropriate technical support data, consistent with the methodological approach in effect with the town, shall be provided. The applicant bears fully responsibility for the provision of such data at the time of fee determination. The town will make the final determination as to consideration of such data."

## **SECTION 6**

From and after the effective date of this Ordinance, Subsection (b) of Section 10.02.014, "Updates to Plan and Revision of Fees," of Article 10.02, "Capital Improvements and Impact Fees," of Chapter 10, "Subdivision Regulation," of the Town's Code of Ordinances, is hereby amended to read as follows:

### **"10.02.014. Updates to Plan and Revision of Fees.**

\* \* \*

(b) To the extent authorized by Section 395.0515 of the Texas Local Government Code, as amended, the Town may review its land use assumptions, impact fees, capital improvements plans and other factors such as market conditions more frequently than provided in subsection (a) to determine whether the land use assumptions and capital improvements plan should be updated and the impact fee recalculated accordingly, or whether any exhibits hereto should be changed.

## **SECTION 7**

From and after the effective date of this Ordinance, Section 10.02.016, "Impact fee as additional and supplemental regulation," of Article 10.02, "Capital Improvements and Impact Fees," of Chapter 10, "Subdivision Regulation," of the Code of Ordinances of the Town of Prosper, Texas, is hereby amended to read as follows:

### **"Sec. 10.02.016      Impact fee as additional and supplemental regulation**

Impact fees established by this article are additional and supplemental to, and not in substitution of, any other requirements imposed by the town on the development of land or the issuance of building permits or certificates of occupancy. Such fee is intended to be consistent with and to further the policies of the town's comprehensive plan, the capital improvements plan, the zoning ordinance, subdivision regulation and other town policies, ordinances, codes and resolutions by which the town seeks to ensure the provision of adequate public facilities in conjunction with the development of land."

## **SECTION 8**

From and after the effective date of this Ordinance, Section 10.02.017, "Relief procedures," of Article 10.02, "Capital Improvements and Impact Fees," of Chapter 10, "Subdivision Regulation," of the Code of Ordinances of the Town of Prosper, Texas, is hereby amended to read as follows:

### **"Sec. 10.02.017      Relief procedures**

(a) The property owner or applicant for a new development may appeal the following decisions to the Town Manager, or his/her designee:

- (1) The applicability of an impact fee to the development;
- (2) The amount of an impact fee due;
- (3) The availability or amount of a discount against roadway impact fees; or
- (4) The availability or amount of a refund.

(b) All appeals shall be taken with 30 days of notice of the administrative decision from which the appeal is taken.

(c) The burden of proof shall be on the appellant.

(d) The decision of the Town Manager, or his/her designee, may be appealed to the Town Council by filing a notice of appeal with the Development Services Department within 30 days of the Town Manager, or his/her designees', decision. If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the Town Attorney in an amount equal to the original determination of the impact fee due, the development application may be processed while the appeal is pending.

(e) The Town Manager, or his/her designee, or the Town Council on appeal, shall review the evidence presented by the appellant and any reports by the Development Services Department, and determine whether the impact fee regulations have been correctly applied to the availability of a discount or refund, or to the amount of an impact fee, discount or refund applied to the proposed development.”

## **SECTION 9**

From and after the effective date of this Ordinance, Section 10.02.018, “Certificate of compliance statement,” of Article 10.02, “Capital Improvements and Impact Fees,” of Chapter 10, “Subdivision Regulation,” of the Code of Ordinances of the Town of Prosper, Texas, is hereby repealed in its entirety.

## **SECTION 10**

Unless otherwise set forth herein, Town Ordinance Nos. 06-91, 02-57, 02-19, 01-24, 95-01, 11-71, and 17-14 shall remain in full force and effect for final plats that have been approved by the Town on or before August 26, 2025, pursuant to the Town’s subdivision regulations, or for a final plat deemed approved by the Town on or before August 26, 2025, due to the Town’s failure to act, as set forth in Section 10.02.008, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

## **SECTION 11**

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason, held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town of Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 12**

This Ordinance shall become effective from and after its adoption and publication as required by law.

**DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 26TH DAY OF AUGUST , 2025.**

\_\_\_\_\_  
**David Bristol, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Town Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

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**Terrence S. Welch, Town Attorney**

Exhibit A  
**TOWN OF PROSPER**  
**LAND USE / VEHICLE-MILE EQUIVALENCY TABLE (LUVMET)**

ITE Land Use	ITE Code	Development Unit	2025 Roadway Impact Fee Per Development Unit			
			Service Area 1 (West of BNSF RR)		Service Area 2 (East of BNSF RR)	
			% of Max		% of Max	
<b>RESIDENTIAL</b>						
Single-family detached housing	210	Dwelling Units	50%	\$7,597	50%	\$7,879
Single-Family Attached Housing	215	Dwelling Units	50%	\$4,607	50%	\$4,778
Multifamily Housing (Low-Rise, 1-3 floors)	220	Dwelling Units	50%	\$4,122	50%	\$4,275
Multifamily Housing (Mid-Rise, 4-10 floors)	221	Dwelling Units	50%	\$3,152	50%	\$3,269
Condominium / Townhouse	230	Dwelling Units	50%	\$2,910	50%	\$3,018
Mid-Rise Residential w/Ground Floor Commercial (4-10 Floors)	231	Dwelling Units	50%	\$1,374	50%	\$1,425
Senior Adult Housing - Single Family	251	Dwelling Units	50%	\$1,851	50%	\$1,919
Senior Adult Housing - Multi-Family	252	Dwelling Units	50%	\$1,542	50%	\$1,600
Congregate Care Facility	253	Dwelling Units	50%	\$1,249	50%	\$1,295
Assisted Living Center	254	Beds	50%	\$1,220	50%	\$1,266
Continuing Care Retirement Community	255	Dwelling Units	50%	\$966	50%	\$1,002
Nursing Home	620	1,000 Sq Ft GFA	50%	\$3,000	50%	\$3,111
<b>OFFICE</b>						
General Office	710	1000 sq. ft.	50%	\$11,638	50%	\$12,070
Small Office Building	712	1000 sq. ft.	50%	\$15,886	50%	\$16,476
Corporate Headquarters Bldg	714	1000 sq. ft.	50%	\$9,561	50%	\$9,916
Medical-Dental Office	720	1000 sq. ft.	50%	\$28,904	50%	\$29,977
Government Building	730	1000 sq. ft.	50%	\$12,576	50%	\$13,043
U.S. Post Office	732	1000 sq. ft.	50%	\$24,734	50%	\$25,652
Office Park	750	1000 sq. ft.	50%	\$9,561	50%	\$9,916
Research and Development Center	760	1000 sq. ft.	50%	\$7,208	50%	\$7,475
Business Park	770	1000 sq. ft.	50%	\$8,973	50%	\$9,306
<b>COMMERCIAL / Retail</b>						
<b>Automobile Related</b>						
Automobile Sales (New)	840	1000 sq. ft.	50%	\$7,286	50%	\$7,556
Automobile Sales (used)	841	1000 sq. ft.	50%	\$11,290	50%	\$11,709
Recreational Vehicle Sales	842	1000 sq. ft.	50%	\$3,008	50%	\$3,120
Auto Parts Sales	843	1000 sq. ft.	50%	\$12,095	50%	\$12,544
Tire Store	848	1000 sq. ft.	50%	\$11,693	50%	\$12,127
Tire Superstore	849	1000 sq. ft.	50%	\$6,899	50%	\$7,155
Quick Lubrication Vehicle Shop	941	Service Positions	50%	\$11,972	50%	\$12,416
Automotive Care Center	942	1000 sq. ft.	50%	\$7,677	50%	\$7,962
Automobile Parts Service Center	943	1000 sq. ft.	50%	\$8,921	50%	\$9,252
Gasoline/Service Station	944	Fueling Positions	50%	\$6,520	50%	\$6,762
Convenience Store / Gas Station (2-4k sf)	945	Fueling Positions	50%	\$6,550	50%	\$6,793
Convenience Store / Gas Station (4-5.5k sf)	945	Fueling Positions	50%	\$6,550	50%	\$6,793
Convenience Store / Gas Station (5.5-10k sf)	945	Fueling Positions	50%	\$6,550	50%	\$6,793
Self-Service Car Wash	947	Wash Stalls	50%	\$2,373	50%	\$2,461
Automated Car Wash	948	Wash Tunnels	50%	\$33,197	50%	\$34,429
Car Wash and Detail Center	949	Wash Stalls	50%	\$13,204	50%	\$13,695
Truck Stop	950	Fueling Positions	50%	\$51,802	50%	\$53,725
<b>Dining</b>						
Fast Casual Restaurant	930	1000 sq. ft.	50%	\$18,318	50%	\$18,998
Quality Restaurant	931	1000 sq. ft.	50%	\$11,385	50%	\$11,808
High Turnover Restaurant (Sit-down)	932	1000 sq. ft.	50%	\$13,544	50%	\$14,046
Fast-Food Restaurant w/o Drive-Through Window	933	1000 sq. ft.	50%	\$40,708	50%	\$42,219
Fast Food Restaurant w/ Drive-Thru	934	1000 sq. ft.	50%	\$36,438	50%	\$37,791
Fast-Food Rest. w/Drive-Thru Window & No Indoor Seating	935	Drive Thru Lanes	50%	\$100,648	50%	\$104,384
Coffee/Donut Shop w/o Drive-Thru Window	936	1000 sq. ft.	50%	\$79,160	50%	\$82,099
Coffee/Donut Shop w/ Drive-Thru Window	937	1000 sq. ft.	50%	\$47,793	50%	\$49,567
Coffee/Donut Shop w/ Drive-Thru Window and No Indoor Seating	938	Drive Thru Lanes	50%	\$6,285	50%	\$6,518
Wine Tasting Room	970	1000 sq. ft.	50%	\$10,670	50%	\$11,066
Brewery Tap Room	971	1000 sq. ft.	50%	\$14,348	50%	\$14,881
Drinking Place/Bar	975	1000 sq. ft.	50%	\$16,581	50%	\$17,197
<b>Other Retail</b>						
Tractor Supply Store	810	1000 sq. ft.	50%	\$4,017	50%	\$4,166
Construction Equipment Rental Store	811	1000 sq. ft.	50%	\$2,840	50%	\$2,946
Building Materials and Lumber Store	812	1000 sq. ft.	50%	\$6,152	50%	\$6,381
Free-Standing Discount Superstore	813	1000 sq. ft.	50%	\$4,866	50%	\$5,046
Variety Store	814	1000 sq. ft.	50%	\$6,999	50%	\$7,259
Free-Standing Discount Store	815	1000 sq. ft.	50%	\$6,384	50%	\$6,621
Hardware/Paint Store	816	1000 sq. ft.	50%	\$8,317	50%	\$8,626
Garden Center	817	1000 sq. ft.	50%	\$19,912	50%	\$20,651
Nursery (Wholesale)	818	1000 sq. ft.	50%	\$15,034	50%	\$15,592
Retail/Shopping Center	820	1000 sq. ft.	50%	\$9,325	50%	\$9,671
Shopping Plaza (40-150K)	821	1000 sq. ft.	50%	\$9,433	50%	\$9,783
Strip Retail Plaza (<40K)	822	1000 sq. ft.	50%	\$16,990	50%	\$17,621
Supermarket	850	1000 sq. ft.	50%	\$24,806	50%	\$25,726
Convenience Store / Market	851	1000 sq. ft.	50%	\$94,001	50%	\$97,490
Discount Club	857	1000 sq. ft.	50%	\$7,307	50%	\$7,578



**TOWN OF PROSPER**  
**LAND USE / VEHICLE-MILE EQUIVALENCY TABLE (LUVMET)**

ITE Land Use	ITE Code	Development Unit	2025 Roadway Impact Fee Per Development Unit			
			Service Area 1 (West of BNSF RR)		Service Area 2 (East of BNSF RR)	
			% of Max		% of Max	
Wholesale Market	860	1000 sq. ft.	50%	\$3,200	50%	\$3,319
Sporting Goods Superstore	861	1000 sq. ft.	50%	\$4,052	50%	\$4,203
Home Improvement Superstore	862	1000 sq. ft.	50%	\$3,811	50%	\$3,952
Electronic Superstore	863	1000 sq. ft.	50%	\$9,686	50%	\$10,046
Pet Supply Superstore	866	1000 sq. ft.	50%	\$6,111	50%	\$6,338
Office Supply Superstore	867	1000 sq. ft.	50%	\$4,768	50%	\$4,945
Book Superstore	868	1000 sq. ft.	50%	\$30,449	50%	\$31,580
Discount Home Furnishing Superstore	869	1000 sq. ft.	50%	\$2,703	50%	\$2,803
Bed and Linen Superstore	872	1000 sq. ft.	50%	\$3,822	50%	\$3,964
Department Store	875	1000 sq. ft.	50%	\$3,546	50%	\$3,678
Apparel Store	876	1000 sq. ft.	50%	\$9,712	50%	\$10,072
Arts and Crafts Store	879	1000 sq. ft.	50%	\$16,981	50%	\$17,611
Pharmacy without drive thru	880	1000 sq. ft.	50%	\$6,330	50%	\$6,565
Pharmacy with drive thru	881	1000 sq. ft.	50%	\$8,274	50%	\$8,581
Furniture Store	890	1000 sq. ft.	50%	\$795	50%	\$825
Liquor Store	899	1000 sq. ft.	50%	\$21,268	50%	\$22,057
<b>SERVICES</b>						
Bank Walk-In	911	1000 sq. ft.	50%	\$14,678	50%	\$15,223
Bank Drive-In	912	1000 sq. ft.	50%	\$31,180	50%	\$32,337
Hair Salon	918	1000 sq. ft.	50%	\$3,311	50%	\$3,433
<b>LODGING</b>						
Hotel	310	Rooms	50%	\$2,555	50%	\$2,650
All Suites Hotel (Extended Stay/Residency Hotel)	311	Rooms	50%	\$1,559	50%	\$1,617
Motel	320	Rooms	50%	\$1,559	50%	\$1,617
<b>RECREATIONAL</b>						
City Park	411	Acres	50%	\$360	50%	\$373
Golf Course	430	Holes	50%	\$15,405	50%	\$15,977
Golf Driving Range	432	Driving Positions	50%	\$6,617	50%	\$6,863
Batting Cages	433	Cages	50%	\$3,125	50%	\$3,241
Multi-Recreational Facility	435	1,000 Sq Ft GFA	50%	\$5,039	50%	\$5,226
Soccer Complex	488	Fields	50%	\$23,127	50%	\$23,986
Tennis and Pickleball Courts	490	Courts	50%	\$6,663	50%	\$6,911
Racquet/Tennis Club	491	Courts	50%	\$16,543	50%	\$17,157
Health/Fitness Club	492	1,000 Sq Ft GFA	50%	\$14,941	50%	\$15,495
Athletic Club	493	1,000 Sq Ft GFA	50%	\$9,955	50%	\$10,325
Health/Fitness Club	492	1,000 Sq Ft GFA	50%	\$14,941	50%	\$15,495
<b>INDUSTRIAL</b>						
General Light Industrial	110	1000 sq. ft.	50%	\$4,387	50%	\$4,549
Industrial Park	130	1000 sq. ft.	50%	\$2,294	50%	\$2,380
Manufacturing	140	1000 sq. ft.	50%	\$5,981	50%	\$6,203
Warehousing	150	1000 sq. ft.	50%	\$1,352	50%	\$1,402
Mini Warehouse (Self Storage)	151	1000 sq. ft.	50%	\$1,094	50%	\$1,135
Data Center	160	1000 sq. ft.	50%	\$553	50%	\$574
Utilities	170	1000 sq. ft.	50%	\$13,282	50%	\$13,775
<b>MEDICAL</b>						
Hospital	610	Beds	50%	\$8,594	50%	\$8,913
Clinic	630	1,000 Sq Ft GFA	50%	\$18,763	50%	\$19,460
Animal Hospital/Veterinary Clinic	640	1,000 Sq Ft GFA	50%	\$17,950	50%	\$18,616
Free-Standing Emergency Room	650	1,000 Sq Ft GFA	50%	\$7,780	50%	\$8,069
<b>INSTITUTIONAL</b>						
Elementary School	520	Students	50%	\$367	50%	\$381
Middle/Jr high school	522	Students	50%	\$424	50%	\$440
High School	525	Students	50%	\$396	50%	\$411
School District Office	528	1,000 Sq Ft GFA	50%	\$5,771	50%	\$5,985
Private School (K-8)	530	Students	50%	\$1,086	50%	\$1,126
Private School (K-12)	532	Students	50%	\$710	50%	\$736
Charter Elementary School	536	Students	50%	\$668	50%	\$693
Jr. / Community College	540	Students	50%	\$311	50%	\$323
University / College	550	Students	50%	\$424	50%	\$440
Church/House of Worship	560	1,000 Sq Ft GFA	50%	\$2,125	50%	\$2,204
Synagogue	561	Member Families	50%	\$1,171	50%	\$1,215
Mosque	562	1,000 Sq Ft GFA	50%	\$18,304	50%	\$18,983
Day Care Center	565	Students	50%	\$921	50%	\$955
Cemetery	566	Employees	50%	\$7,698	50%	\$7,984
Fire and Rescue Station	575	1,000 Sq Ft GFA	50%	\$857	50%	\$888
Library	590	1,000 Sq Ft GFA	50%	\$15,168	50%	\$15,731

Exhibit B: Water Impact Fee Schedule

<b>Meter Size</b>	<b>Meter Type</b>	<b>Water Impact Fee (50% of the Maximum)</b>
1"	Displacement	\$5,969
1-1/2"	Displacement	\$11,938
1-1/2"	Turbine	\$19,100
2"	Displacement	\$19,100
2"	Turbine	\$23,876
3"	Compound	\$53,721
3"	Turbine	\$53,721
4"	Compound	\$119,380
4"	Turbine	\$143,256
6"	Compound	\$238,760
6"	Turbine	\$298,450
8"	Turbine	\$477,520
10"	Turbine	\$775,970

Exhibit C: Wastewater Impact Fee Schedule

<b>Meter Size</b>	<b>Meter Type</b>	<b>Wastewater Impact Fee (50% of the Maximum)</b>
1"	Displacement	\$8,421
1-1/2"	Displacement	\$16,842
1-1/2"	Turbine	\$26,947
2"	Displacement	\$26,947
2"	Turbine	\$33,684
3"	Compound	\$75,789
3"	Turbine	\$75,789
4"	Compound	\$168,420
4"	Turbine	\$202,104
6"	Compound	\$336,840
6"	Turbine	\$421,050
8"	Turbine	\$673,680
10"	Turbine	\$1,094,730