



Regional Transportation and Air Quality Mitigation Fee Annual Report for Fiscal Year 2023/24

December 4, 2024



**South Placer Regional Transportation Authority
Regional Transportation and Air Quality Mitigation Fee
FY 2023/24 Annual Report**

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Figure 1: I-80/SR-65 Interchange



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Brief description of the type of fee in the fund:

The South Placer Regional Transportation Authority (SPRTA) Regional Transportation and Air Quality Mitigation Fee (SPRTA Fees) program was established to fund certain improvements to the region’s major roadway, transit, and rail facilities needed to accommodate travel demand generated by new land development in the fee district portion of Placer County. The program includes a Tier 1 fee which is imposed on projects within identified districts to cover a multitude of transportation improvements and Tier 2 fee imposed through development agreements to fund improvements to Placer Parkway and the I-80/SR 65 Interchange.

SPRTA Tier 1 Fees are calculated by fee district (see **Figure 3**) based on the development land use category. This nexus-based fee provides a relationship to the relative impacts on the transportation system and is imposed on nearly all development. This fee program provides an equitable means of ensuring that future development contributes their fair share towards future growth impacts on certain regional transportation infrastructure.

The Tier 2 fees are implemented through individual development agreements. These fees are charged based on land use categories and are not nexus-based or district based. Tier 2 fees are utilized for improvements to Placer Parkway and the I-80/SR-65 Interchange.

Amount of the fee:

See the attached SPRTA fee schedules (Pages 7-20) that were in place on July 1, 2023. The Tier 1 fees were updated once during the fiscal year because of the 2024 SPRTA Nexus Study Update. Those fees went into effect on April 1, 2024 and are attached on pages 22-32.

Table 1: SPRTA Income and Expenditures (FY 2023/24)

	Tier 1	Tier 2	Total
<i>Beginning Fund Balance (7/1/23)</i>	<i>\$19,698,875.21</i>	<i>\$11,700,997.35</i>	<i>\$31,399,872.56</i>
Amount of Fees Collected	\$5,172,453.02	\$6,321,165.17	\$11,493,618.19
Interest Earned	\$693,126.40	\$185,750.72	\$878,877.12
Other Income (BOLD Fees)	\$2,510.00	-	\$2,510.00
Expenses (See breakdown in Table 2)	\$4,081,962.65	\$285,561.93	\$4,367,524.58
Agency Administration	\$217,378.61	-	\$217,378.61
<i>Ending Fund Balance (6/30/24)</i>	<i>\$21,267,623.37</i>	<i>\$17,922,351.31</i>	<i>\$39,189,974.68</i>
<i>Net Change</i>	<i>\$1,568,748.16</i>	<i>\$6,221,353.96</i>	<i>\$7,790,102.12</i>



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List of public improvements on which SPRTA Fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the fees:

Table 2: Tier 1 Fee Expenditures (FY 2023/24)

Public Improvement Project Title	SPRTA Expenditures FY 2023/24	% Funded With SPRTA Fees
Tier 1		
Placer Parkway	\$10,409.52	100%
Auburn Folsom Road Widening	\$1,000,000	100%
I-80/SR-65 Interchange Phase 1	\$433,276.21	100%
SR-65 Widening	\$176,696.25	100%
I-80 Auxiliary Lanes	\$2,087,758.13	26%
I-80/Rocklin Road Interchange	\$373,822.54	100%
<i>Tier 1 Total Expenditures</i>	<i>\$4,081,962.65</i>	

Table 3: Tier 2 Fee Expenditures (FY 2023/24)

Public Improvement Project Title	SPRTA Expenditures FY 2023/24	% Funded With SPRTA Fees
Tier 2		
Placer Parkway	\$285,561.93	100%
<i>Tier 2 Total Expenditures</i>	<i>\$285,561.93</i>	

Table 4: Summary of Fee Expenditures (FY 2023/24)

Summary	SPRTA Expenditures FY 2023/24
Sub-Total Tier 1 & Tier 2 Expenditures FY 2023/24	\$4,367,524.58
Agency Administration	\$217,378.61
<i>Total SPRTA Expenditures FY 2023/24</i>	<i>\$4,584,903.19</i>

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An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.

Construction on the I-80 Auxiliary Lane project began in August 2023 and is anticipated to be complete by spring 2025. Placer Parkway Phase 1 construction is anticipated to commence in 2025.

Sufficient funds have not been collected at this time to complete financing of any other incomplete public improvement.

A description of each interfund transfer or loan made from the account or fund:

None

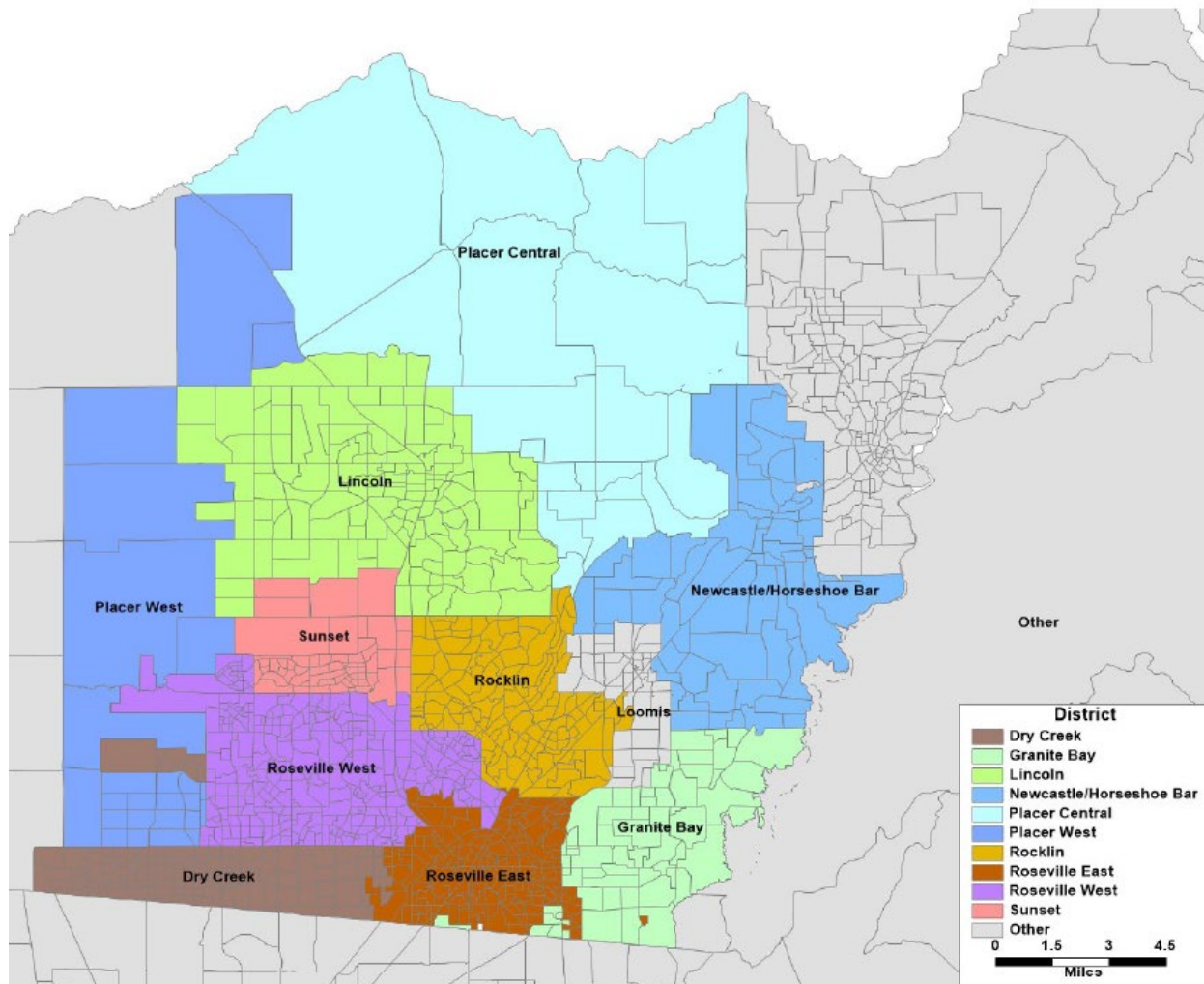
The amount of any SPRTA Fee refunds made FY 2023/24:

None

Figure 2: Rendering of Placer Parkway



Figure 3: Map of SPRTA Tier 1 Fee Districts



SPRTA Tier I and Tier II Fee Schedules

As of 7/1/2023

**2014 SPRTA Impact Fee Update With 2015 to 2022 Inflation Adjustment
Updated for ITE Trip Generation, 9th Edition
Detailed DUE Rates**

ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit ¹		Trip Length ²	% New Trips ²	VMT per Unit	DUE per Unit
Industrial							
110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
130	Industrial Park	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.798
140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
Residential							
210	Single Family	1.00	1.00/DU	5	100	5.00	1.000
220	Apartment	0.62	0.62/DU	5	100	3.10	0.620
231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.780
240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.590
251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.270
252	Senior Adult Housing - Attached	0.23	0.23/DU	5	100	1.15	0.230
253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
Lodging							
310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
311	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.364
312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.563
320	Motel	0.47	0.47/Room	6.4	59	1.77	0.355
Recreational							
411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.184
430	Golf Course	2.92	2.92/Hole	7.1	90	18.66	3.732
444	Movie Theater	3.80	3.80/1,000 s.f.	2.3	85	7.43	1.486
492	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
Institutional							
520	Elementary School	1.21	1.21/1,000 s.f.	4.3	80	4.16	0.832
536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80	5.85	1.170
530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
565	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
Medical							
610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
Office							
710	Up to 50,000 s.f.	4.26	4.26/1,000 s.f.	5.1	92	19.99	3.998
	50,001 - 150,000 s.f.	1.90	1.90/1,000 s.f.	5.1	92	8.91	1.783
	150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
	300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.239
	500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
	> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
Retail							
812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.592
817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
820	Shopping Center						
	< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
	200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
	500,000s.f.-1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
	>1,000,000 s.f.	2.72	2.72/1000 s.f.	3.6	78	7.64	1.528
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
941	Quick Lube Vehicle Shop	5.19	5.19/Srvc. Pos.	2.2	83	9.48	1.895
942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

1. Source: ITE Trip Generation, 9th Edition.
2. Source: ITE Journal, May 1992

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Dry Creek
 2014 Cost per DUE: \$589.00

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842
 2022 Annual Adjustment Factor for Inflation = 1.1198098
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$814.52

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$741.21
120	Heavy Industrial	1,000 s.f.	0.178	\$144.98
130	Industrial Park	1,000 s.f.	0.798	\$649.99
140	Manufacturing	1,000 s.f.	0.685	\$557.95
150	Warehousing	1,000 s.f.	0.300	\$244.36
151	Mini-Warehousing	1,000 s.f.	0.148	\$120.55
Residential				
210	Single Family	DU	1.000	\$814.52
220	Apartment	DU	0.620	\$505.00
231	Attached Condominium/Townhome	DU	0.780	\$635.32
240	Mobile Home Park	DU	0.590	\$480.57
251	Senior Adult Housing - Detached	DU	0.270	\$219.92
252	Senior Adult Housing - Attached	DU	0.230	\$187.34
253	Congregate Care	DU	0.070	\$57.02
260	Recreational Home	DU	0.109	\$88.78
Lodging				
310	Hotel	Room	0.545	\$443.91
311	All Suites Hotel	Room	0.364	\$296.48
312	Business Hotel	Room	0.563	\$458.57
320	Motel	Room	0.355	\$289.15
Recreational				
411	City Park	Acre	0.184	\$149.87
430	Golf Course	Hole	3.732	\$3,039.78
444	Movie Theater	1,000 s.f.	1.486	\$1,210.37
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,294.27
493	Athletic Club	1,000 s.f.	2.682	\$2,184.54
495	Recreational Community Center	1,000 s.f.	1.233	\$1,004.30
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$677.68
536	Private School (K - 12)	1,000 s.f.	1.170	\$952.99
530	High School	1,000 s.f.	0.751	\$611.70
560	Church	1,000 s.f.	0.386	\$314.40
565	Day Care Center	1,000 s.f.	3.653	\$2,975.44
590	Library	1,000 s.f.	5.125	\$4,174.41
Medical				
610	Hospital	1,000 s.f.	0.917	\$746.91
620	Nursing Home	1,000 s.f.	0.311	\$253.32
630	Clinic	1,000 s.f.	4.575	\$3,726.42
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$3,256.45
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,452.29
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,123.22
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,009.19
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$948.10
	> 800,000 s.f.	1,000 s.f.	1.145	\$932.62
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,283.91
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$447.99
814	Specialty Center	1,000 s.f.	1.522	\$1,239.70
815	Discount Store	1,000 s.f.	1.022	\$832.44
816	Hardware Store	1,000 s.f.	0.592	\$482.20
817	Nursery	1,000 s.f.	0.849	\$691.53
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,036.07
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,127.29
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,173.72
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,244.58
931	Quality Restaurant	1,000 s.f.	2.959	\$2,410.16
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,317.31
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,548.86
934	Fast Food Drive-In	1,000 s.f.	5.439	\$4,430.17
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,543.51
942	Automobile Care Center	1,000 s.f.	1.136	\$925.29
841	New Car Sales	1,000 s.f.	0.956	\$778.68
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,735.15
944	Gas Station	Fueling Position	1.054	\$858.50
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$836.51
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$857.69
848	Tire Store	1,000 s.f.	1.461	\$1,190.01
850	Supermarket	1,000 s.f.	1.547	\$1,260.06
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,817.42
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,858.73
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,737.60
861	Discount Club	1,000 s.f.	1.519	\$1,237.25
862	Home Improvement Superstore	1,000 s.f.	0.436	\$355.13
863	Electronics Superstore	1,000 s.f.	0.972	\$791.71
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$863.39
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,157.43
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,481.61
890	Furniture Store	1,000 s.f.	0.253	\$206.07
911	Walk-In Bank	1,000 s.f.	2.989	\$2,434.60
912	Drive-In Bank	1,000 s.f.	4.432	\$3,609.95

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Granite Bay
 2014 Cost per DUE: \$587.00

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842
 2022 Annual Adjustment Factor for Inflation = 1.1198098
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$811.75

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$738.70
120	Heavy Industrial	1,000 s.f.	0.178	\$144.49
130	Industrial Park	1,000 s.f.	0.798	\$647.78
140	Manufacturing	1,000 s.f.	0.685	\$556.05
150	Warehousing	1,000 s.f.	0.300	\$243.53
151	Mini-Warehousing	1,000 s.f.	0.148	\$120.14
Residential				
210	Single Family	DU	1.000	\$811.75
220	Apartment	DU	0.620	\$503.29
231	Attached Condominium/Townhome	DU	0.780	\$633.17
240	Mobile Home Park	DU	0.590	\$478.93
251	Senior Adult Housing - Detached	DU	0.270	\$219.17
252	Senior Adult Housing - Attached	DU	0.230	\$186.70
253	Congregate Care	DU	0.070	\$56.82
260	Recreational Home	DU	0.109	\$88.48
Lodging				
310	Hotel	Room	0.545	\$442.41
311	All Suites Hotel	Room	0.364	\$295.48
312	Business Hotel	Room	0.563	\$457.02
320	Motel	Room	0.355	\$288.17
Recreational				
411	City Park	Acre	0.184	\$149.36
430	Golf Course	Hole	3.732	\$3,029.46
444	Movie Theater	1,000 s.f.	1.486	\$1,206.26
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,289.88
493	Athletic Club	1,000 s.f.	2.682	\$2,177.12
495	Recreational Community Center	1,000 s.f.	1.233	\$1,000.89
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$675.38
536	Private School (K - 12)	1,000 s.f.	1.170	\$949.75
530	High School	1,000 s.f.	0.751	\$609.63
560	Church	1,000 s.f.	0.386	\$313.34
565	Day Care Center	1,000 s.f.	3.653	\$2,965.33
590	Library	1,000 s.f.	5.125	\$4,160.23
Medical				
610	Hospital	1,000 s.f.	0.917	\$744.38
620	Nursing Home	1,000 s.f.	0.311	\$252.46
630	Clinic	1,000 s.f.	4.575	\$3,713.77
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$3,245.39
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,447.36
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,119.41
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,005.76
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$944.88
	> 800,000 s.f.	1,000 s.f.	1.145	\$929.46
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,276.16
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$446.46
814	Specialty Center	1,000 s.f.	1.522	\$1,235.49
815	Discount Store	1,000 s.f.	1.022	\$829.61
816	Hardware Store	1,000 s.f.	0.592	\$480.56
817	Nursery	1,000 s.f.	0.849	\$689.18
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,032.55
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,123.47
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,169.74
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,240.36
931	Quality Restaurant	1,000 s.f.	2.959	\$2,401.98
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,309.44
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,536.81
934	Fast Food Drive-In	1,000 s.f.	5.439	\$4,415.12
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,538.27
942	Automobile Care Center	1,000 s.f.	1.136	\$922.15
841	New Car Sales	1,000 s.f.	0.956	\$776.04
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,725.87
944	Gas Station	Fueling Position	1.054	\$855.59
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$833.67
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$854.78
848	Tire Store	1,000 s.f.	1.461	\$1,185.97
850	Supermarket	1,000 s.f.	1.547	\$1,255.78
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,807.85
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,852.42
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,728.30
861	Discount Club	1,000 s.f.	1.519	\$1,233.05
862	Home Improvement Superstore	1,000 s.f.	0.436	\$353.92
863	Electronics Superstore	1,000 s.f.	0.972	\$789.02
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$860.46
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,153.50
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,476.58
890	Furniture Store	1,000 s.f.	0.253	\$205.37
911	Walk-In Bank	1,000 s.f.	2.989	\$2,426.33
912	Drive-In Bank	1,000 s.f.	4.432	\$3,597.69

SPRTA Impact Fees

Jurisdiction: Lincoln	2015 Annual Adjustment Factor for Inflation = 1.0246904
District: Lincoln	2016 Annual Adjustment Factor for Inflation = 1.0323580
2014 Cost per DUE: \$1,369.00	2017 Annual Adjustment Factor for Inflation = 1.0245216
	2018 Annual Adjustment Factor for Inflation = 1.0273511
	2019 Annual Adjustment Factor for Inflation = 1.0245234
	2020 Annual Adjustment Factor for Inflation = 1.0288336
	2021 Annual Adjustment Factor for Inflation = 1.0320842
	2022 Annual Adjustment Factor for Inflation = 1.1198098
	2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,893.17

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,722.78
120	Heavy Industrial	1,000 s.f.	0.178	\$336.98
130	Industrial Park	1,000 s.f.	0.798	\$1,510.75
140	Manufacturing	1,000 s.f.	0.685	\$1,296.82
150	Warehousing	1,000 s.f.	0.300	\$567.95
151	Mini-Warehousing	1,000 s.f.	0.148	\$280.19
Residential				
210	Single Family	DU	1.000	\$1,893.17
220	Apartment	DU	0.620	\$1,173.76
231	Attached Condominium/Townhome	DU	0.780	\$1,476.67
240	Mobile Home Park	DU	0.590	\$1,116.97
251	Senior Adult Housing - Detached	DU	0.270	\$511.16
252	Senior Adult Housing - Attached	DU	0.230	\$435.43
253	Congregate Care	DU	0.070	\$132.52
260	Recreational Home	DU	0.109	\$206.36
Lodging				
310	Hotel	Room	0.545	\$1,031.78
311	All Suites Hotel	Room	0.364	\$689.11
312	Business Hotel	Room	0.563	\$1,065.85
320	Motel	Room	0.355	\$672.07
Recreational				
411	City Park	Acre	0.184	\$348.34
430	Golf Course	Hole	3.732	\$7,065.30
444	Movie Theater	1,000 s.f.	1.486	\$2,813.25
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,008.24
493	Athletic Club	1,000 s.f.	2.682	\$5,077.48
495	Recreational Community Center	1,000 s.f.	1.233	\$2,334.28
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,575.12
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,215.01
530	High School	1,000 s.f.	0.751	\$1,421.77
560	Church	1,000 s.f.	0.386	\$730.76
565	Day Care Center	1,000 s.f.	3.653	\$6,915.74
590	Library	1,000 s.f.	5.125	\$9,702.49
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,736.04
620	Nursing Home	1,000 s.f.	0.311	\$588.78
630	Clinic	1,000 s.f.	4.575	\$8,661.24
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,568.89
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,375.52
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,610.68
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,345.64
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,203.65
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,167.68
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,308.44
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,041.24
814	Specialty Center	1,000 s.f.	1.522	\$2,881.40
815	Discount Store	1,000 s.f.	1.022	\$1,934.82
816	Hardware Store	1,000 s.f.	0.592	\$1,120.76
817	Nursery	1,000 s.f.	0.849	\$1,607.30
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,408.11
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,620.14
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,728.06
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,892.76
931	Quality Restaurant	1,000 s.f.	2.959	\$5,601.88
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,386.06
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,248.53
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,296.94
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,587.55
942	Automobile Care Center	1,000 s.f.	1.136	\$2,150.64
841	New Car Sales	1,000 s.f.	0.956	\$1,809.87
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,357.26
944	Gas Station	Fueling Position	1.054	\$1,995.40
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,944.28
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,993.51
848	Tire Store	1,000 s.f.	1.461	\$2,765.92
850	Supermarket	1,000 s.f.	1.547	\$2,928.73
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,548.47
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,320.21
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,362.94
861	Discount Club	1,000 s.f.	1.519	\$2,875.72
862	Home Improvement Superstore	1,000 s.f.	0.436	\$825.42
863	Electronics Superstore	1,000 s.f.	0.972	\$1,840.16
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,006.76
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,690.19
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,443.67
890	Furniture Store	1,000 s.f.	0.253	\$478.97
911	Walk-In Bank	1,000 s.f.	2.989	\$5,658.68
912	Drive-In Bank	1,000 s.f.	4.432	\$8,390.52

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Newcastle/Horseshoe Bar 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2014 Cost per DUE: \$1,440.00 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842
 2022 Annual Adjustment Factor for Inflation = 1.1198098
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,991.35

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,812.13
120	Heavy Industrial	1,000 s.f.	0.178	\$354.46
130	Industrial Park	1,000 s.f.	0.798	\$1,589.10
140	Manufacturing	1,000 s.f.	0.685	\$1,364.08
150	Warehousing	1,000 s.f.	0.300	\$597.41
151	Mini-Warehousing	1,000 s.f.	0.148	\$294.72
Residential				
210	Single Family	DU	1.000	\$1,991.35
220	Apartment	DU	0.620	\$1,234.64
231	Attached Condominium/Townhome	DU	0.780	\$1,553.26
240	Mobile Home Park	DU	0.590	\$1,174.90
251	Senior Adult Housing - Detached	DU	0.270	\$537.67
252	Senior Adult Housing - Attached	DU	0.230	\$458.01
253	Congregate Care	DU	0.070	\$139.39
260	Recreational Home	DU	0.109	\$217.06
Lodging				
310	Hotel	Room	0.545	\$1,085.29
311	All Suites Hotel	Room	0.364	\$724.85
312	Business Hotel	Room	0.563	\$1,121.13
320	Motel	Room	0.355	\$706.93
Recreational				
411	City Park	Acre	0.184	\$366.41
430	Golf Course	Hole	3.732	\$7,431.73
444	Movie Theater	1,000 s.f.	1.486	\$2,959.15
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,164.26
493	Athletic Club	1,000 s.f.	2.682	\$5,340.81
495	Recreational Community Center	1,000 s.f.	1.233	\$2,455.34
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,656.81
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,329.88
530	High School	1,000 s.f.	0.751	\$1,495.51
560	Church	1,000 s.f.	0.386	\$768.66
565	Day Care Center	1,000 s.f.	3.653	\$7,274.41
590	Library	1,000 s.f.	5.125	\$10,205.68
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,826.07
620	Nursing Home	1,000 s.f.	0.311	\$619.31
630	Clinic	1,000 s.f.	4.575	\$9,110.44
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,961.43
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,550.58
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,746.08
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,467.29
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,317.93
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,280.10
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,583.75
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,095.24
814	Specialty Center	1,000 s.f.	1.522	\$3,030.84
815	Discount Store	1,000 s.f.	1.022	\$2,035.16
816	Hardware Store	1,000 s.f.	0.592	\$1,178.88
817	Nursery	1,000 s.f.	0.849	\$1,690.66
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,533.00
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,756.03
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,869.54
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,042.79
931	Quality Restaurant	1,000 s.f.	2.959	\$5,892.41
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,665.40
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,676.32
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,830.97
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,773.61
942	Automobile Care Center	1,000 s.f.	1.136	\$2,262.18
841	New Car Sales	1,000 s.f.	0.956	\$1,903.73
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,686.96
944	Gas Station	Fueling Position	1.054	\$2,098.89
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,045.12
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,096.89
848	Tire Store	1,000 s.f.	1.461	\$2,909.37
850	Supermarket	1,000 s.f.	1.547	\$3,080.62
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,888.09
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,544.27
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,692.94
861	Discount Club	1,000 s.f.	1.519	\$3,024.86
862	Home Improvement Superstore	1,000 s.f.	0.436	\$868.23
863	Electronics Superstore	1,000 s.f.	0.972	\$1,935.59
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,110.83
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,829.71
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,622.27
890	Furniture Store	1,000 s.f.	0.253	\$503.81
911	Walk-In Bank	1,000 s.f.	2.989	\$5,952.15
912	Drive-In Bank	1,000 s.f.	4.432	\$8,825.68

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Placer Central
 2014 Cost per DUE: \$1,815.00

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842
 2022 Annual Adjustment Factor for Inflation = 1.1198098
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$2,509.93

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$2,284.04
120	Heavy Industrial	1,000 s.f.	0.178	\$446.77
130	Industrial Park	1,000 s.f.	0.798	\$2,002.93
140	Manufacturing	1,000 s.f.	0.685	\$1,719.30
150	Warehousing	1,000 s.f.	0.300	\$752.98
151	Mini-Warehousing	1,000 s.f.	0.148	\$371.47
Residential				
210	Single Family	DU	1.000	\$2,509.93
220	Apartment	DU	0.620	\$1,556.16
231	Attached Condominium/Townhome	DU	0.780	\$1,957.75
240	Mobile Home Park	DU	0.590	\$1,480.86
251	Senior Adult Housing - Detached	DU	0.270	\$677.68
252	Senior Adult Housing - Attached	DU	0.230	\$577.28
253	Congregate Care	DU	0.070	\$175.70
260	Recreational Home	DU	0.109	\$273.58
Lodging				
310	Hotel	Room	0.545	\$1,367.91
311	All Suites Hotel	Room	0.364	\$913.62
312	Business Hotel	Room	0.563	\$1,413.09
320	Motel	Room	0.355	\$891.03
Recreational				
411	City Park	Acre	0.184	\$461.83
430	Golf Course	Hole	3.732	\$9,367.07
444	Movie Theater	1,000 s.f.	1.486	\$3,729.76
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,988.29
493	Athletic Club	1,000 s.f.	2.682	\$6,731.64
495	Recreational Community Center	1,000 s.f.	1.233	\$3,094.75
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$2,088.27
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,936.62
530	High School	1,000 s.f.	0.751	\$1,884.96
560	Church	1,000 s.f.	0.386	\$968.83
565	Day Care Center	1,000 s.f.	3.653	\$9,168.79
590	Library	1,000 s.f.	5.125	\$12,863.41
Medical				
610	Hospital	1,000 s.f.	0.917	\$2,301.61
620	Nursing Home	1,000 s.f.	0.311	\$780.59
630	Clinic	1,000 s.f.	4.575	\$11,482.95
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$10,034.72
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$4,475.21
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$3,461.20
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$3,109.81
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,921.56
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,873.87
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$7,037.86
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,380.46
814	Specialty Center	1,000 s.f.	1.522	\$3,820.12
815	Discount Store	1,000 s.f.	1.022	\$2,565.15
816	Hardware Store	1,000 s.f.	0.592	\$1,485.88
817	Nursery	1,000 s.f.	0.849	\$2,130.93
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$3,192.64
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$3,473.75
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$3,616.82
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,835.18
931	Quality Restaurant	1,000 s.f.	2.959	\$7,426.90
932	High Turnover Restaurant	1,000 s.f.	2.845	\$7,140.76
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$10,935.78
934	Fast Food Drive-In	1,000 s.f.	5.439	\$13,651.53
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$4,756.33
942	Automobile Care Center	1,000 s.f.	1.136	\$2,851.29
841	New Car Sales	1,000 s.f.	0.956	\$2,399.50
843	Automobile Parts Sales	1,000 s.f.	3.358	\$8,428.36
944	Gas Station	Fueling Position	1.054	\$2,645.47
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,577.70
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,642.96
848	Tire Store	1,000 s.f.	1.461	\$3,667.01
850	Supermarket	1,000 s.f.	1.547	\$3,882.87
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$8,681.86
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$5,727.67
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$8,435.89
861	Discount Club	1,000 s.f.	1.519	\$3,812.59
862	Home Improvement Superstore	1,000 s.f.	0.436	\$1,094.33
863	Electronics Superstore	1,000 s.f.	0.972	\$2,439.66
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,660.53
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$3,566.62
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$4,565.57
890	Furniture Store	1,000 s.f.	0.253	\$635.01
911	Walk-In Bank	1,000 s.f.	2.989	\$7,502.19
912	Drive-In Bank	1,000 s.f.	4.432	\$11,124.03

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Placer West 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2014 Cost per DUE: \$1,387.00 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842
 2022 Annual Adjustment Factor for Inflation = 1.1198098
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,918.06

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,745.43
120	Heavy Industrial	1,000 s.f.	0.178	\$341.41
130	Industrial Park	1,000 s.f.	0.798	\$1,530.61
140	Manufacturing	1,000 s.f.	0.685	\$1,313.87
150	Warehousing	1,000 s.f.	0.300	\$575.42
151	Mini-Warehousing	1,000 s.f.	0.148	\$283.87
Residential				
210	Single Family	DU	1.000	\$1,918.06
220	Apartment	DU	0.620	\$1,189.20
231	Attached Condominium/Townhome	DU	0.780	\$1,496.09
240	Mobile Home Park	DU	0.590	\$1,131.66
251	Senior Adult Housing - Detached	DU	0.270	\$517.88
252	Senior Adult Housing - Attached	DU	0.230	\$441.15
253	Congregate Care	DU	0.070	\$134.26
260	Recreational Home	DU	0.109	\$209.07
Lodging				
310	Hotel	Room	0.545	\$1,045.34
311	All Suites Hotel	Room	0.364	\$698.17
312	Business Hotel	Room	0.563	\$1,079.87
320	Motel	Room	0.355	\$680.91
Recreational				
411	City Park	Acre	0.184	\$352.92
430	Golf Course	Hole	3.732	\$7,158.20
444	Movie Theater	1,000 s.f.	1.486	\$2,850.24
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,047.80
493	Athletic Club	1,000 s.f.	2.682	\$5,144.24
495	Recreational Community Center	1,000 s.f.	1.233	\$2,364.97
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,595.83
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,244.13
530	High School	1,000 s.f.	0.751	\$1,440.46
560	Church	1,000 s.f.	0.386	\$740.37
565	Day Care Center	1,000 s.f.	3.653	\$7,006.67
590	Library	1,000 s.f.	5.125	\$9,830.06
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,758.86
620	Nursing Home	1,000 s.f.	0.311	\$596.52
630	Clinic	1,000 s.f.	4.575	\$8,775.12
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,668.40
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,419.90
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,645.00
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,376.48
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,232.62
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,196.18
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,378.24
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,054.93
814	Specialty Center	1,000 s.f.	1.522	\$2,919.29
815	Discount Store	1,000 s.f.	1.022	\$1,960.26
816	Hardware Store	1,000 s.f.	0.592	\$1,135.49
817	Nursery	1,000 s.f.	0.849	\$1,628.43
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,439.77
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,654.60
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,763.92
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,930.80
931	Quality Restaurant	1,000 s.f.	2.959	\$5,675.54
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,456.88
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,356.99
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,432.33
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,634.72
942	Automobile Care Center	1,000 s.f.	1.136	\$2,178.92
841	New Car Sales	1,000 s.f.	0.956	\$1,833.67
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,440.85
944	Gas Station	Fueling Position	1.054	\$2,021.64
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,969.85
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,019.72
848	Tire Store	1,000 s.f.	1.461	\$2,802.29
850	Supermarket	1,000 s.f.	1.547	\$2,967.24
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,634.57
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,377.01
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,446.60
861	Discount Club	1,000 s.f.	1.519	\$2,913.53
862	Home Improvement Superstore	1,000 s.f.	0.436	\$836.27
863	Electronics Superstore	1,000 s.f.	0.972	\$1,864.35
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,033.14
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,725.56
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,488.95
890	Furniture Store	1,000 s.f.	0.253	\$485.27
911	Walk-In Bank	1,000 s.f.	2.989	\$5,733.08
912	Drive-In Bank	1,000 s.f.	4.432	\$8,500.84

SPRTA Impact Fees

Jurisdiction: Rocklin	2015 Annual Adjustment Factor for Inflation = 1.0246904
District: Rocklin	2016 Annual Adjustment Factor for Inflation = 1.0323580
2014 Cost per DUE: \$1,739.00	2017 Annual Adjustment Factor for Inflation = 1.0245216
	2018 Annual Adjustment Factor for Inflation = 1.0273511
	2019 Annual Adjustment Factor for Inflation = 1.0245234
	2020 Annual Adjustment Factor for Inflation = 1.0288336
	2021 Annual Adjustment Factor for Inflation = 1.0320842
	2022 Annual Adjustment Factor for Inflation = 1.1198098
	2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$2,404.84

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$2,188.40
120	Heavy Industrial	1,000 s.f.	0.178	\$428.06
130	Industrial Park	1,000 s.f.	0.798	\$1,919.06
140	Manufacturing	1,000 s.f.	0.685	\$1,647.31
150	Warehousing	1,000 s.f.	0.300	\$721.45
151	Mini-Warehousing	1,000 s.f.	0.148	\$355.92
Residential				
210	Single Family	DU	1.000	\$2,404.84
220	Apartment	DU	0.620	\$1,491.00
231	Attached Condominium/Townhome	DU	0.780	\$1,875.77
240	Mobile Home Park	DU	0.590	\$1,418.85
251	Senior Adult Housing - Detached	DU	0.270	\$649.31
252	Senior Adult Housing - Attached	DU	0.230	\$553.11
253	Congregate Care	DU	0.070	\$168.34
260	Recreational Home	DU	0.109	\$262.13
Lodging				
310	Hotel	Room	0.545	\$1,310.64
311	All Suites Hotel	Room	0.364	\$875.36
312	Business Hotel	Room	0.563	\$1,353.92
320	Motel	Room	0.355	\$853.72
Recreational				
411	City Park	Acre	0.184	\$442.49
430	Golf Course	Hole	3.732	\$8,974.84
444	Movie Theater	1,000 s.f.	1.486	\$3,573.58
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,821.28
493	Athletic Club	1,000 s.f.	2.682	\$6,449.77
495	Recreational Community Center	1,000 s.f.	1.233	\$2,965.16
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$2,000.82
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,813.66
530	High School	1,000 s.f.	0.751	\$1,806.03
560	Church	1,000 s.f.	0.386	\$928.27
565	Day Care Center	1,000 s.f.	3.653	\$8,784.86
590	Library	1,000 s.f.	5.125	\$12,324.78
Medical				
610	Hospital	1,000 s.f.	0.917	\$2,205.23
620	Nursing Home	1,000 s.f.	0.311	\$747.90
630	Clinic	1,000 s.f.	4.575	\$11,002.12
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$9,614.53
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$4,287.82
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$3,316.27
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,979.59
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,799.23
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,753.54
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$6,743.16
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,322.66
814	Specialty Center	1,000 s.f.	1.522	\$3,660.16
815	Discount Store	1,000 s.f.	1.022	\$2,457.74
816	Hardware Store	1,000 s.f.	0.592	\$1,423.66
817	Nursery	1,000 s.f.	0.849	\$2,041.71
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$3,058.95
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$3,328.29
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$3,465.37
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,674.59
931	Quality Restaurant	1,000 s.f.	2.959	\$7,115.91
932	High Turnover Restaurant	1,000 s.f.	2.845	\$6,841.76
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$10,477.87
934	Fast Food Drive-In	1,000 s.f.	5.439	\$13,079.90
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$4,557.16
942	Automobile Care Center	1,000 s.f.	1.136	\$2,731.89
841	New Car Sales	1,000 s.f.	0.956	\$2,299.02
843	Automobile Parts Sales	1,000 s.f.	3.358	\$8,075.44
944	Gas Station	Fueling Position	1.054	\$2,534.70
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,469.77
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,532.29
848	Tire Store	1,000 s.f.	1.461	\$3,513.46
850	Supermarket	1,000 s.f.	1.547	\$3,720.28
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$8,318.32
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$5,487.83
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$8,082.65
861	Discount Club	1,000 s.f.	1.519	\$3,652.94
862	Home Improvement Superstore	1,000 s.f.	0.436	\$1,048.51
863	Electronics Superstore	1,000 s.f.	0.972	\$2,337.50
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,549.13
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$3,417.27
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$4,374.40
890	Furniture Store	1,000 s.f.	0.253	\$608.42
911	Walk-In Bank	1,000 s.f.	2.989	\$7,188.05
912	Drive-In Bank	1,000 s.f.	4.432	\$10,658.23

SPRTA Impact Fees

UPDATED: 4/7/2023

Jurisdiction: Roseville 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Roseville West 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2014 Cost per DUE: \$890.00 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842
 2022 Annual Adjustment Factor for Inflation = 1.1198098
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,230.77

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,120.00
120	Heavy Industrial	1,000 s.f.	0.178	\$219.08
130	Industrial Park	1,000 s.f.	0.798	\$982.15
140	Manufacturing	1,000 s.f.	0.685	\$843.08
150	Warehousing	1,000 s.f.	0.300	\$369.23
151	Mini-Warehousing	1,000 s.f.	0.148	\$182.15
Residential				
210	Single Family	DU	1.000	\$1,230.77
220	Apartment	DU	0.620	\$763.08
231	Attached Condominium/Townhome	DU	0.780	\$960.00
240	Mobile Home Park	DU	0.590	\$726.15
251	Senior Adult Housing - Detached	DU	0.270	\$332.31
252	Senior Adult Housing - Attached	DU	0.230	\$283.08
253	Congregate Care	DU	0.070	\$86.15
260	Recreational Home	DU	0.109	\$134.15
Lodging				
310	Hotel	Room	0.545	\$670.77
311	All Suites Hotel	Room	0.364	\$448.00
312	Business Hotel	Room	0.563	\$692.92
320	Motel	Room	0.355	\$436.92
Recreational				
411	City Park	Acre	0.184	\$226.46
430	Golf Course	Hole	3.732	\$4,593.22
444	Movie Theater	1,000 s.f.	1.486	\$1,828.92
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,955.69
493	Athletic Club	1,000 s.f.	2.682	\$3,300.92
495	Recreational Community Center	1,000 s.f.	1.233	\$1,517.54
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,024.00
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,440.00
530	High School	1,000 s.f.	0.751	\$924.31
560	Church	1,000 s.f.	0.386	\$475.08
565	Day Care Center	1,000 s.f.	3.653	\$4,495.99
590	Library	1,000 s.f.	5.125	\$6,307.68
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,128.61
620	Nursing Home	1,000 s.f.	0.311	\$382.77
630	Clinic	1,000 s.f.	4.575	\$5,630.76
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,920.61
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,194.46
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,697.23
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,524.92
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,432.61
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,409.23
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,451.07
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$676.92
814	Specialty Center	1,000 s.f.	1.522	\$1,873.23
815	Discount Store	1,000 s.f.	1.022	\$1,257.84
816	Hardware Store	1,000 s.f.	0.592	\$728.61
817	Nursery	1,000 s.f.	0.849	\$1,044.92
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,565.54
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,703.38
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,773.53
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,880.61
931	Quality Restaurant	1,000 s.f.	2.959	\$3,641.84
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,501.53
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,362.45
934	Fast Food Drive-In	1,000 s.f.	5.439	\$6,694.14
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,332.30
942	Automobile Care Center	1,000 s.f.	1.136	\$1,398.15
841	New Car Sales	1,000 s.f.	0.956	\$1,176.61
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,132.91
944	Gas Station	Fueling Position	1.054	\$1,297.23
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,264.00
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,296.00
848	Tire Store	1,000 s.f.	1.461	\$1,798.15
850	Supermarket	1,000 s.f.	1.547	\$1,904.00
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,257.22
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,808.61
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,136.61
861	Discount Club	1,000 s.f.	1.519	\$1,869.53
862	Home Improvement Superstore	1,000 s.f.	0.436	\$536.61
863	Electronics Superstore	1,000 s.f.	0.972	\$1,196.31
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,304.61
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,748.92
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,238.76
890	Furniture Store	1,000 s.f.	0.253	\$311.38
911	Walk-In Bank	1,000 s.f.	2.989	\$3,678.76
912	Drive-In Bank	1,000 s.f.	4.432	\$5,454.76

SPRTA Impact Fees

UPDATED: 4/7/2023

Jurisdiction: Roseville 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Roseville East 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2014 Cost per DUE: \$1,074.00 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842
 2022 Annual Adjustment Factor for Inflation = 1.1198098
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,485.22

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,351.55
120	Heavy Industrial	1,000 s.f.	0.178	\$264.37
130	Industrial Park	1,000 s.f.	0.798	\$1,185.20
140	Manufacturing	1,000 s.f.	0.685	\$1,017.37
150	Warehousing	1,000 s.f.	0.300	\$445.57
151	Mini-Warehousing	1,000 s.f.	0.148	\$219.81
Residential				
210	Single Family	DU	1.000	\$1,485.22
220	Apartment	DU	0.620	\$920.83
231	Attached Condominium/Townhome	DU	0.780	\$1,158.47
240	Mobile Home Park	DU	0.590	\$876.28
251	Senior Adult Housing - Detached	DU	0.270	\$401.01
252	Senior Adult Housing - Attached	DU	0.230	\$341.60
253	Congregate Care	DU	0.070	\$103.97
260	Recreational Home	DU	0.109	\$161.89
Lodging				
310	Hotel	Room	0.545	\$809.44
311	All Suites Hotel	Room	0.364	\$540.62
312	Business Hotel	Room	0.563	\$836.18
320	Motel	Room	0.355	\$527.25
Recreational				
411	City Park	Acre	0.184	\$273.28
430	Golf Course	Hole	3.732	\$5,542.83
444	Movie Theater	1,000 s.f.	1.486	\$2,207.03
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,360.01
493	Athletic Club	1,000 s.f.	2.682	\$3,983.35
495	Recreational Community Center	1,000 s.f.	1.233	\$1,831.27
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,235.70
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,737.70
530	High School	1,000 s.f.	0.751	\$1,115.40
560	Church	1,000 s.f.	0.386	\$573.29
565	Day Care Center	1,000 s.f.	3.653	\$5,425.50
590	Library	1,000 s.f.	5.125	\$7,611.74
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,361.94
620	Nursing Home	1,000 s.f.	0.311	\$461.90
630	Clinic	1,000 s.f.	4.575	\$6,794.87
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,937.90
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,648.14
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,048.11
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,840.18
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,728.79
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,700.57
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,164.55
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$816.87
814	Specialty Center	1,000 s.f.	1.522	\$2,260.50
815	Discount Store	1,000 s.f.	1.022	\$1,517.89
816	Hardware Store	1,000 s.f.	0.592	\$879.25
817	Nursery	1,000 s.f.	0.849	\$1,260.95
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,889.20
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,055.54
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,140.20
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,269.41
931	Quality Restaurant	1,000 s.f.	2.959	\$4,394.76
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,225.44
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,471.09
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,078.10
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,814.49
942	Automobile Care Center	1,000 s.f.	1.136	\$1,687.21
841	New Car Sales	1,000 s.f.	0.956	\$1,419.87
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,987.36
944	Gas Station	Fueling Position	1.054	\$1,565.42
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,525.32
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,563.93
848	Tire Store	1,000 s.f.	1.461	\$2,169.90
850	Supermarket	1,000 s.f.	1.547	\$2,297.63
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,137.37
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,389.27
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,991.82
861	Discount Club	1,000 s.f.	1.519	\$2,256.05
862	Home Improvement Superstore	1,000 s.f.	0.436	\$647.55
863	Electronics Superstore	1,000 s.f.	0.972	\$1,443.63
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,574.33
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,110.49
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,701.61
890	Furniture Store	1,000 s.f.	0.253	\$375.76
911	Walk-In Bank	1,000 s.f.	2.989	\$4,439.31
912	Drive-In Bank	1,000 s.f.	4.432	\$6,582.48

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Sunset
 2014 Cost per DUE: \$1,210.00

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842
 2022 Annual Adjustment Factor for Inflation = 1.1198098
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,673.29

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,522.69
120	Heavy Industrial	1,000 s.f.	0.178	\$297.85
130	Industrial Park	1,000 s.f.	0.798	\$1,335.29
140	Manufacturing	1,000 s.f.	0.685	\$1,146.20
150	Warehousing	1,000 s.f.	0.300	\$501.99
151	Mini-Warehousing	1,000 s.f.	0.148	\$247.65
Residential				
210	Single Family	DU	1.000	\$1,673.29
220	Apartment	DU	0.620	\$1,037.44
231	Attached Condominium/Townhome	DU	0.780	\$1,305.17
240	Mobile Home Park	DU	0.590	\$987.24
251	Senior Adult Housing - Detached	DU	0.270	\$451.79
252	Senior Adult Housing - Attached	DU	0.230	\$384.86
253	Congregate Care	DU	0.070	\$117.13
260	Recreational Home	DU	0.109	\$182.39
Lodging				
310	Hotel	Room	0.545	\$911.94
311	All Suites Hotel	Room	0.364	\$609.08
312	Business Hotel	Room	0.563	\$942.06
320	Motel	Room	0.355	\$594.02
Recreational				
411	City Park	Acre	0.184	\$307.89
430	Golf Course	Hole	3.732	\$6,244.72
444	Movie Theater	1,000 s.f.	1.486	\$2,486.51
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,658.86
493	Athletic Club	1,000 s.f.	2.682	\$4,487.76
495	Recreational Community Center	1,000 s.f.	1.233	\$2,063.17
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,392.18
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,957.75
530	High School	1,000 s.f.	0.751	\$1,256.64
560	Church	1,000 s.f.	0.386	\$645.89
565	Day Care Center	1,000 s.f.	3.653	\$6,112.53
590	Library	1,000 s.f.	5.125	\$8,575.61
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,534.41
620	Nursing Home	1,000 s.f.	0.311	\$520.39
630	Clinic	1,000 s.f.	4.575	\$7,655.30
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,689.81
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,983.48
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,307.47
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,073.21
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,947.71
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,915.92
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,691.90
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$920.31
814	Specialty Center	1,000 s.f.	1.522	\$2,546.75
815	Discount Store	1,000 s.f.	1.022	\$1,710.10
816	Hardware Store	1,000 s.f.	0.592	\$990.59
817	Nursery	1,000 s.f.	0.849	\$1,420.62
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,128.42
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,315.83
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,411.21
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,556.79
931	Quality Restaurant	1,000 s.f.	2.959	\$4,951.26
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,760.51
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,290.52
934	Fast Food Drive-In	1,000 s.f.	5.439	\$9,101.02
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,170.88
942	Automobile Care Center	1,000 s.f.	1.136	\$1,900.86
841	New Car Sales	1,000 s.f.	0.956	\$1,599.66
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,618.91
944	Gas Station	Fueling Position	1.054	\$1,763.65
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,718.47
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,761.97
848	Tire Store	1,000 s.f.	1.461	\$2,444.68
850	Supermarket	1,000 s.f.	1.547	\$2,588.58
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,787.91
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,818.45
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,623.93
861	Discount Club	1,000 s.f.	1.519	\$2,541.73
862	Home Improvement Superstore	1,000 s.f.	0.436	\$729.55
863	Electronics Superstore	1,000 s.f.	0.972	\$1,626.44
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,773.69
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,377.74
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,043.71
890	Furniture Store	1,000 s.f.	0.253	\$423.34
911	Walk-In Bank	1,000 s.f.	2.989	\$5,001.46
912	Drive-In Bank	1,000 s.f.	4.432	\$7,416.02

**Tier 2 SPRTA Fees
Updated for ITE Trip Generation, 9th Edition
Detailed DUE Rates**

Tier 2 Fee - Land Use Categories

R = Residential I = Industrial/Office/Other
C = Commercial and Retail U = University

Tier 2 LU	ITE Code	Land Use Category		P.M. Peak Hour Trip Rate Per Unit ¹	Trip Length	% New Trips ²	VMT per Unit	DUE per Unit
Industrial								
I	110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
I	120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
I	130	Industrial Park	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.798
I	140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
I	150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
I	151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
Residential								
R	210	Single Family	1.00	1.0/DU	5	100	5.00	1.000
R	220	Apartment	0.62	0.62/DU	5	100	3.10	0.620
R	231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.780
R	240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.590
R	251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.270
R	252	Senior Adult Housing - Attached	0.23	0.23/DU	5	100	1.15	0.230
R	253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
R	260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
Lodging								
C	310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
C	311	All Suites Hotel	0.40	0.4/Room	6.4	71	1.82	0.364
C	312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.563
C	320	Motel	0.47	0.47/Room	6.4	59	1.77	0.355
Recreational								
I	411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.184
C	430	Golf Course	2.92	2.92/Hole	7.1	90	18.66	3.732
C	444	Movie Theater	3.80	3.80/1,000 s.f.	2.3	85	7.43	1.486
C	492	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
C	493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
I	495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
Institutional								
U	520	Elementary School	1.21	1.21/1,000 s.f.	4.3	80	4.16	0.832
U	536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80	5.85	1.170
U	530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
I	560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
C	565	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
I	590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
Medical								
I	610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
R	620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
I	630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
Office								
I	710	Up to 50,000 s.f.	4.26	4.26/1,000 s.f.	5.1	92	19.99	3.998
I		50,001 - 150,000 s.f.	1.90	1.90/1,000 s.f.	5.1	92	8.91	1.783
I		150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
I		300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.239
I		500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
I		> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
I	720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
Retail								
C	812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
C	826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
C	815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
C	816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.592
C	817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
C	820	Shopping Center						
C		< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
C		200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
C		500,000s.f.-1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
C		>1,000,000 s.f.	2.72	2.72/1000 s.f.	3.6	78	7.64	1.528
C	931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
C	932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
C	933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
C	934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
C	941	Quick Lube Vehicle Shop	5.19	5.19/Srvc. Pos.	2.2	83	9.48	1.895
C	942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
C	841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
C	843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
C	944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
C	945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
C	848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
C	850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
C	851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
C	852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
C	853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
C	857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
C	862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
C	863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
C	864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
C	880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
C	881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.91	1.819
C	890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
C	911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
C	912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

1. Source: ITE Trip Generation, 9th Edition.
2. Source: ITE Journal, May 1992

Tier 2 SPRTA Fees

Land Use Categories	2009 Fee Per DUE
R Residential	\$5,473
I Industrial/Office/Other	\$1,493
C Commercial/Retail	\$2,966
U University	\$1,000

2010 - 2015 Inflation Adjustment =	1.1944424
2017 Inflation Adjustment =	1.0245216
2018 Inflation Adjustment =	1.0273511
2019 Inflation Adjustment =	1.0245234
2020 Inflation Adjustment =	1.0288336
2021 Inflation Adjustment =	1.0320842
2022 Inflation Adjustment =	1.1198098
2023 Inflation Adjustment =	1.0195213
Total Inflation Adjustment =	1.5614495

T2 Fee	ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial					
I	110	Light Industrial	1,000 s.f.	0.910	\$2,121.43
I	120	Heavy Industrial	1,000 s.f.	0.178	\$414.96
I	130	Industrial Park	1,000 s.f.	0.798	\$1,860.33
I	140	Manufacturing	1,000 s.f.	0.685	\$1,596.90
I	150	Warehousing	1,000 s.f.	0.300	\$699.37
I	151	Mini-Warehousing	1,000 s.f.	0.148	\$345.02
Residential					
R	210	Single Family	DU	1.000	\$8,545.81
R	220	Apartment	DU	0.620	\$5,298.40
R	231	Attached Condominium/Townhome	DU	0.780	\$6,665.73
R	240	Mobile Home Park	DU	0.590	\$5,042.03
R	251	Senior Adult Housing - Detached	DU	0.270	\$2,307.37
R	252	Senior Adult Housing - Attached	DU	0.230	\$1,965.54
R	253	Congregate Care	DU	0.070	\$598.21
R	260	Recreational Home	DU	0.109	\$931.49
Lodging					
C	310	Hotel	Room	0.545	\$2,524.04
C	311	All Suites Hotel	Room	0.364	\$1,685.78
C	312	Business Hotel	Room	0.563	\$2,607.40
C	320	Motel	Room	0.355	\$1,644.10
Recreational					
I	411	City Park	Acre	0.184	\$428.95
C	430	Golf Course	Hole	3.732	\$17,283.86
C	444	Movie Theater	1,000 s.f.	1.486	\$6,882.05
C	492	Health/Fitness Club	1,000 s.f.	1.589	\$7,359.07
C	493	Athletic Club	1,000 s.f.	2.682	\$12,421.04
I	495	Recreational Community Center	1,000 s.f.	1.233	\$2,874.42
Institutional					
U	520	Elementary School	1,000 s.f.	0.832	\$1,299.13
U	536	Private School (K - 12)	1,000 s.f.	1.170	\$1,826.90
U	530	High School	1,000 s.f.	0.751	\$1,172.65
I	560	Church	1,000 s.f.	0.386	\$899.86
C	565	Day Care Center	1,000 s.f.	3.653	\$16,917.99
I	590	Library	1,000 s.f.	5.125	\$11,947.63
Medical					
I	610	Hospital	1,000 s.f.	0.917	\$2,137.75
R	620	Nursing Home	1,000 s.f.	0.311	\$2,657.75
I	630	Clinic	1,000 s.f.	4.575	\$10,665.44
Office					
I	710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$9,320.31
I		50,001-150,000 s.f.	1,000 s.f.	1.783	\$4,156.61
I		150,001-300,000 s.f.	1,000 s.f.	1.379	\$3,214.79
I		300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,888.41
I		500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,713.57
I		> 800,000 s.f.	1,000 s.f.	1.145	\$2,669.27
I	720	Medical - Dental Office Building	1,000 s.f.	2.804	\$6,536.81
Retail					
C	812	Lumber Yard	1,000 s.f.	0.550	\$2,547.19
C	814	Specialty Center	1,000 s.f.	1.522	\$7,048.78
C	815	Discount Store	1,000 s.f.	1.022	\$4,733.15
C	816	Hardware Store	1,000 s.f.	0.592	\$2,741.71
C	817	Nursery	1,000 s.f.	0.849	\$3,931.94
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.272	\$5,890.96
C		200,001-500,000 s.f.	1,000 s.f.	1.384	\$6,409.66
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$6,673.64
C		>1,000,000 s.f.	1,000 s.f.	1.528	\$7,076.56
C	931	Quality Restaurant	1,000 s.f.	2.959	\$13,703.90
C	932	High Turnover Restaurant	1,000 s.f.	2.845	\$13,175.93
C	933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$20,178.40
C	934	Fast Food Drive-In	1,000 s.f.	5.439	\$25,189.42
C	941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$8,776.24
C	942	Automobile Care Center	1,000 s.f.	1.136	\$5,261.11
C	841	New Car Sales	1,000 s.f.	0.956	\$4,427.48
C	843	Automobile Parts Sales	1,000 s.f.	3.358	\$15,551.77
C	944	Gas Station	Fueling Position	1.054	\$4,881.35
C	945	Gas Station w/Convenience Market	Fueling Position	1.027	\$4,756.30
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$4,876.72
C	848	Tire Store	1,000 s.f.	1.461	\$6,766.27
C	850	Supermarket	1,000 s.f.	1.547	\$7,164.56
C	851	Convenience Market 24-hour	1,000 s.f.	3.459	\$16,019.53
C	852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$10,568.53
C	853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$15,565.66
C	861	Discount Club	1,000 s.f.	1.519	\$7,034.88
C	862	Home Improvement Superstore	1,000 s.f.	0.436	\$2,019.23
C	863	Electronics Superstore	1,000 s.f.	0.972	\$4,501.58
C	864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$4,909.13
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$6,581.02
C	881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$8,424.26
C	890	Furniture Store	1,000 s.f.	0.253	\$1,171.71
C	911	Walk-In Bank	1,000 s.f.	2.989	\$13,842.83
C	912	Drive-In Bank	1,000 s.f.	4.432	\$20,525.74

**SPRTA Tier I Fee Schedule (following Nexus Study
Update)
As of 4/1/2024**

ITE Code	Land Use Category	P.M. Peak Hour	Trip	% New	VMT	2023 SPRTA DUE
		Trip Rate Per Unit ¹	Length ²	Trips ²	per Unit	per Unit
		(A)	(B)	(C)	(D)=(A)*(B)*(C)	(E)=(D)/4.70 (normalized to Average SFD)
Residential³						
210	Single Family	0.94 / Dwelling Unit	5.0	100	4.70	1.000
220	Apartment	0.51 / Dwelling Unit	5.0	100	2.55	0.543
230	Low-Rise w/ Ground Floor Commercial	0.36 / Dwelling Unit	5.0	100	1.80	0.383
231	Medium-Rise w/ Ground Floor Commercial	0.17 / Dwelling Unit	5.0	100	0.85	0.181
240	Mobile Home Park	0.58 / Dwelling Unit	5.0	100	2.90	0.617
251	Senior, Single-Family	0.30 / Dwelling Unit	5.0	100	1.50	0.319
252	Senior, Multi-Family	0.25 / Dwelling Unit	5.0	100	1.25	0.266
Industrial						
110	Light Industrial	0.65 / 1,000 s.f.	5.1	92	3.05	0.649
130	Industrial Park	0.34 / 1,000 s.f.	5.1	92	1.60	0.339
140	Manufacturing	0.74 / 1,000 s.f.	5.1	92	3.47	0.739
150	Warehousing	0.18 / 1,000 s.f.	5.1	92	0.84	0.180
151	Mini-Warehousing	0.15 / 1,000 s.f.	3.1	92	0.43	0.091
Lodging						
310	Hotel	0.59 / Room	6.4	71	2.68	0.570
311	All Suites Hotel	0.36 / Room	6.4	71	1.64	0.348
312	Business Hotel	0.31 / Room	6.4	71	1.41	0.300
320	Motel	0.36 / Room	6.4	59	1.36	0.289
Recreational						
411	City Park	0.11 / Acre	6.4	90	0.63	0.135
430	Golf Course	2.91 / Hole	7.1	90	18.59	3.956
444	Movie Theater	6.17 / 1,000 s.f.	2.3	85	12.06	2.566
492	Health/Fitness Club	1.31 / 1,000 s.f.	3.0	75	2.95	0.627
493	Athletic Club	6.29 / 1,000 s.f.	3.0	75	14.15	3.011
495	Recreational Community Center	2.50 / 1,000 s.f.	3.0	75	5.63	1.197
Institutional						
536	Private School (K - 12)*	5.50 / 1,000 s.f.	4.3	80	18.92	4.026
560	Church	0.49 / 1,000 s.f.	3.9	90	1.72	0.366
565	Day Care Center	11.12 / 1,000 s.f.	2.0	74	16.46	3.502
Medical						
254	Assisted Living	0.24 / Bed	2.8	74	0.50	0.106
255	Continuing Care Community	0.19 / Unit	2.8	74	0.39	0.084
610	Hospital	1.69 / 1,000 s.f.	6.4	77	8.33	1.772
620	Nursing Home	0.59 / 1,000 s.f.	2.8	75	1.24	0.264
630	Clinic	3.69 / 1,000 s.f.	4.8	92	16.30	3.467
Office						
710	Up to 50,000 s.f.	1.94 / 1,000 s.f.	5.1	92	9.10	1.937
	50,001 - 150,000 s.f.	1.66 / 1,000 s.f.	5.1	92	7.79	1.657
	150,001 - 300,000 s.f.	1.45 / 1,000 s.f.	5.1	92	6.80	1.448
	300,001 - 500,000 s.f.	1.31 / 1,000 s.f.	5.1	92	6.15	1.308
	500,000 - 800,000 s.f.	1.21 / 1,000 s.f.	5.1	92	5.68	1.208
	> 800,000 s.f.	1.12 / 1,000 s.f.	5.1	92	5.26	1.118
720	Medical - Dental Office Building	3.93 / 1,000 s.f.	5.1	77	15.43	3.284
Retail						
812	Building Materials & Lumber Yard	2.25 / 1,000 s.f.	1.7	36	1.38	0.293
815	Discount Store	4.86 / 1,000 s.f.	1.8	57	4.99	1.061
816	Hardware Store	2.98 / 1,000 s.f.	1.7	36	1.82	0.388
817	Nursery	6.94 / 1,000 s.f.	1.7	36	4.25	0.904
820	Shopping Center					
	< 200,000 s.f.	5.04 / 1,000 s.f.	1.8	59	5.35	1.138
	200,001-500,000 s.f.	3.97 / 1,000 s.f.	2.3	76	6.95	1.478
	500,000s.f.-1,000,000 s.f.	3.21 / 1,000 s.f.	3.0	78	7.51	1.598
	>1,000,000 s.f.	2.64 / 1,000 s.f.	3.6	78	7.42	1.580
931	Quality Restaurant	7.80 / 1,000 s.f.	2.5	79	15.41	3.278
932	High Turnover Restaurant	9.05 / 1,000 s.f.	1.9	76	13.07	2.780
933	Fast Food w/o Drive-In	33.21 / 1,000 s.f.	1.7	49	27.66	5.886
934	Fast Food Drive-In	33.03 / 1,000 s.f.	1.7	49	27.51	5.854
941	Quick Lube Vehicle Shop	4.85 / Srvc. Pos.	2.2	83	8.86	1.884
942	Automobile Care Center	2.25 / 1,000 s.f.	2.2	83	4.11	0.874
841	New Car Sales	3.75 / 1,000 s.f.	2.4	76	6.84	1.455
843	Automobile Parts Sales	4.90 / 1,000 s.f.	3.6	78	13.76	2.927
944	Gasoline/Service Station	13.91 / Pump	1.9	20	5.29	1.125
945	Gas/Serv. Stn. W/Conv. Market	18.42 / Pump	1.9	20	7.00	1.489
848	Tire Store	3.75 / 1,000 s.f.	2.2	80	6.60	1.404
850	Supermarket	8.95 / 1,000 s.f.	1.7	48	7.30	1.554
851	Convenience Market	49.11 / 1,000 s.f.	1.5	22	16.21	3.448
857	Discount Club	4.19 / 1,000 s.f.	2.3	79	7.61	1.620
862	Home Improvement Superstore	2.29 / 1,000 s.f.	1.8	52	2.14	0.456
863	Electronics Superstore	4.25 / 1,000 s.f.	1.8	60	4.59	0.977
864	Toy/Childrens Superstore	5.00 / 1,000 s.f.	1.8	59	5.31	1.130
880	Drugstore W/O Drive-Thru	8.51 / 1,000 s.f.	1.8	47	7.20	1.532
881	Drugstore W/Drive-Thru	10.25 / 1,000 s.f.	1.8	51	9.41	2.002
890	Furniture Store	0.52 / 1,000 s.f.	3.6	78	1.46	0.311
911	Walk-In Bank	12.41 / 1,000 s.f.	1.6	77	15.29	3.253
912	Drive-In Bank	21.01 / 1,000 s.f.	1.6	57	19.16	4.077

1) Source: ITE Trip Generation, 11th Edition, except where indicated with an asterisk, which are from the 10th edition

2) Source: ITE Journal, May 1992

3) The ITE rates shown are for units with national average floor areas for the housing type. Average size is "Medium, 1,500-2,500 sq.ft." for SFD and Senior SFD, and "Small, < 1,500 sq.ft." for all other types

SPRTA Impact Fees		UPDATED: 12/27/2023	Effective: 4/1/2024
Jurisdiction:	Placer County	2024 Annual Adjustment Factor for Inflation =	
District:	Dry Creek	2025 Annual Adjustment Factor for Inflation =	
Fee:	\$1,160.00	2026 Annual Adjustment Factor for Inflation =	
		2027 Annual Adjustment Factor for Inflation =	
		2028 Annual Adjustment Factor for Inflation =	
		2029 Annual Adjustment Factor for Inflation =	
		2030 Annual Adjustment Factor for Inflation =	
		2031 Annual Adjustment Factor for Inflation =	
		Cost per DUE with inflation = \$1,160.00	

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$963	\$1,160	\$1,253	\$1,322
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$522	\$626	\$684	\$719
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$371	\$441	\$476	\$510
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$174	\$209	\$232	\$244
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$592	\$719	\$777	\$812
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$302	\$371	\$394	\$418
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$255	\$313	\$336	\$348

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD		Fee per Unit
Industrial					
110	Light Industrial	1,000 s.f.	0.65		\$753
130	Industrial Park	1,000 s.f.	0.34		\$393
140	Manufacturing	1,000 s.f.	0.74		\$857
150	Warehousing	1,000 s.f.	0.18		\$209
151	Mini-Warehousing	1,000 s.f.	0.09		\$106
Lodging					
310	Hotel	Room	0.57		\$661
311	All Suites Hotel	Room	0.35		\$404
312	Business Hotel	Room	0.30		\$348
320	Motel	Room	0.29		\$335
Recreational					
430	Golf Course	Hole	3.96		\$4,589
444	Movie Theater	1,000 s.f.	2.57		\$2,977
492	Health/Fitness Club	1,000 s.f.	0.63		\$727
493	Athletic Club	1,000 s.f.	3.01		\$3,493
495	Recreational Community Center	1,000 s.f.	1.20		\$1,389
Institutional					
536	Private School (K - 12)*	1,000 s.f.	4.03		\$4,670
560	Church	1,000 s.f.	0.37		\$425
565	Day Care Center	1,000 s.f.	3.50		\$4,062
Medical					
254	Assisted Living	Bed	0.11		\$123
255	Continuing Care Community	Unit	0.08		\$97
610	Hospital	1,000 s.f.	1.77		\$2,056
620	Nursing Home	1,000 s.f.	0.26		\$306
630	Clinic	1,000 s.f.	3.47		\$4,022
Office					
710	Up to 50,000 s.f.	1,000 s.f.	1.94		\$2,247
	50,001 - 150,000 s.f.	1,000 s.f.	1.66		\$1,922
	150,001 - 300,000 s.f.	1,000 s.f.	1.45		\$1,680
	300,001 - 500,000 s.f.	1,000 s.f.	1.31		\$1,517
	500,000 - 800,000 s.f.	1,000 s.f.	1.21		\$1,401
	> 800,000 s.f.	1,000 s.f.	1.12		\$1,297
720	Medical - Dental Office Building	1,000 s.f.	3.28		\$3,809
Retail					
812	Building Materials & Lumber Yard	1,000 s.f.	0.29		\$340
815	Discount Store	1,000 s.f.	1.06		\$1,231
816	Hardware Store	1,000 s.f.	0.39		\$450
817	Nursery	1,000 s.f.	0.90		\$1,049
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.14		\$1,320
	200,001-500,000 s.f.	1,000 s.f.	1.48		\$1,714
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60		\$1,854
	>1,000,000 s.f.	1,000 s.f.	1.58		\$1,833
931	Quality Restaurant	1,000 s.f.	3.28		\$3,802
932	High Turnover Restaurant	1,000 s.f.	2.78		\$3,225
933	Fast Food w/o Drive-In	1,000 s.f.	5.89		\$6,828
934	Fast Food Drive-In	1,000 s.f.	5.85		\$6,791
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88		\$2,185
942	Automobile Care Center	1,000 s.f.	0.87		\$1,014
841	New Car Sales	1,000 s.f.	1.46		\$1,688
843	Automobile Parts Sales	1,000 s.f.	2.93		\$3,395
944	Gasoline/Service Station	Pump	1.13		\$1,305
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49		\$1,727
848	Tire Store	1,000 s.f.	1.40		\$1,629
850	Supermarket	1,000 s.f.	1.55		\$1,803
851	Convenience Market	1,000 s.f.	3.45		\$4,000
857	Discount Club	1,000 s.f.	1.62		\$1,879
862	Home Improvement Superstore	1,000 s.f.	0.46		\$529
863	Electronics Superstore	1,000 s.f.	0.98		\$1,133
864	Toy/Childrens Superstore	1,000 s.f.	1.13		\$1,311
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53		\$1,777
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00		\$2,322
890	Furniture Store	1,000 s.f.	0.31		\$361
911	Walk-In Bank	1,000 s.f.	3.25		\$3,773
912	Drive-In Bank	1,000 s.f.	4.08		\$4,729

SPRTA Impact Fees		UPDATED: 12/27/2023	Effective: 4/1/2024
Jurisdiction: Placer County		2024 Annual Adjustment Factor for Inflation =	
District: Granite Bay		2025 Annual Adjustment Factor for Inflation =	
Fee: \$310.00		2026 Annual Adjustment Factor for Inflation =	
		2027 Annual Adjustment Factor for Inflation =	
		2028 Annual Adjustment Factor for Inflation =	
		2029 Annual Adjustment Factor for Inflation =	
		2030 Annual Adjustment Factor for Inflation =	
		2031 Annual Adjustment Factor for Inflation =	
Cost per DUE with inflation = \$310.00			

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$257	\$310	\$335	\$353
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$140	\$167	\$183	\$192
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$99	\$118	\$127	\$136
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$47	\$56	\$62	\$65
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$158	\$192	\$208	\$217
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$81	\$99	\$105	\$112
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$68	\$84	\$90	\$93

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD		Fee per Unit
Industrial					
110	Light Industrial	1,000 s.f.	0.65		\$201
130	Industrial Park	1,000 s.f.	0.34		\$105
140	Manufacturing	1,000 s.f.	0.74		\$229
150	Warehousing	1,000 s.f.	0.18		\$56
151	Mini-Warehousing	1,000 s.f.	0.09		\$28
Lodging					
310	Hotel	Room	0.57		\$177
311	All Suites Hotel	Room	0.35		\$108
312	Business Hotel	Room	0.30		\$93
320	Motel	Room	0.29		\$90
Recreational					
430	Golf Course	Hole	3.96		\$1,226
444	Movie Theater	1,000 s.f.	2.57		\$795
492	Health/Fitness Club	1,000 s.f.	0.63		\$194
493	Athletic Club	1,000 s.f.	3.01		\$933
495	Recreational Community Center	1,000 s.f.	1.20		\$371
Institutional					
536	Private School (K - 12)*	1,000 s.f.	4.03		\$1,248
560	Church	1,000 s.f.	0.37		\$113
565	Day Care Center	1,000 s.f.	3.50		\$1,086
Medical					
254	Assisted Living	Bed	0.11		\$33
255	Continuing Care Community	Unit	0.08		\$26
610	Hospital	1,000 s.f.	1.77		\$549
620	Nursing Home	1,000 s.f.	0.26		\$82
630	Clinic	1,000 s.f.	3.47		\$1,075
Office					
710	Up to 50,000 s.f.	1,000 s.f.	1.94		\$600
	50,001 - 150,000 s.f.	1,000 s.f.	1.66		\$514
	150,001 - 300,000 s.f.	1,000 s.f.	1.45		\$449
	300,001 - 500,000 s.f.	1,000 s.f.	1.31		\$405
	500,000 - 800,000 s.f.	1,000 s.f.	1.21		\$374
	> 800,000 s.f.	1,000 s.f.	1.12		\$347
720	Medical - Dental Office Building	1,000 s.f.	3.28		\$1,018
Retail					
812	Building Materials & Lumber Yard	1,000 s.f.	0.29		\$91
815	Discount Store	1,000 s.f.	1.06		\$329
816	Hardware Store	1,000 s.f.	0.39		\$120
817	Nursery	1,000 s.f.	0.90		\$280
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.14		\$353
	200,001-500,000 s.f.	1,000 s.f.	1.48		\$458
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60		\$495
	>1,000,000 s.f.	1,000 s.f.	1.58		\$490
931	Quality Restaurant	1,000 s.f.	3.28		\$1,016
932	High Turnover Restaurant	1,000 s.f.	2.78		\$862
933	Fast Food w/o Drive-In	1,000 s.f.	5.89		\$1,825
934	Fast Food Drive-In	1,000 s.f.	5.85		\$1,815
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88		\$584
942	Automobile Care Center	1,000 s.f.	0.87		\$271
841	New Car Sales	1,000 s.f.	1.46		\$451
843	Automobile Parts Sales	1,000 s.f.	2.93		\$907
944	Gasoline/Service Station	Pump	1.13		\$349
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49		\$462
848	Tire Store	1,000 s.f.	1.40		\$435
850	Supermarket	1,000 s.f.	1.55		\$482
851	Convenience Market	1,000 s.f.	3.45		\$1,069
857	Discount Club	1,000 s.f.	1.62		\$502
862	Home Improvement Superstore	1,000 s.f.	0.46		\$141
863	Electronics Superstore	1,000 s.f.	0.98		\$303
864	Toy/Childrens Superstore	1,000 s.f.	1.13		\$350
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53		\$475
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00		\$621
890	Furniture Store	1,000 s.f.	0.31		\$96
911	Walk-In Bank	1,000 s.f.	3.25		\$1,008
912	Drive-In Bank	1,000 s.f.	4.08		\$1,264

SPRTA Impact Fees		UPDATED: 12/27/2023	Effective: 4/1/2024
Jurisdiction:	Placer County	2024 Annual Adjustment Factor for Inflation =	
District:	Lincoln	2025 Annual Adjustment Factor for Inflation =	
Fee:	\$3,937.00	2026 Annual Adjustment Factor for Inflation =	
		2027 Annual Adjustment Factor for Inflation =	
		2028 Annual Adjustment Factor for Inflation =	
		2029 Annual Adjustment Factor for Inflation =	
		2030 Annual Adjustment Factor for Inflation =	
		2031 Annual Adjustment Factor for Inflation =	
		Cost per DUE with inflation = \$3,937.00	

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fee for Large (>2,500-3,500 sq.ft)	Fee for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$3,268	\$3,937	\$4,252	\$4,488
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$1,772	\$2,126	\$2,323	\$2,441
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$1,260	\$1,496	\$1,614	\$1,732
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$591	\$709	\$787	\$827
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$2,008	\$2,441	\$2,638	\$2,756
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$1,024	\$1,260	\$1,339	\$1,417
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$866	\$1,063	\$1,142	\$1,181

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD		Fee per Unit
Industrial					
110	Light Industrial	1,000 s.f.		0.65	\$2,555
130	Industrial Park	1,000 s.f.		0.34	\$1,335
140	Manufacturing	1,000 s.f.		0.74	\$2,909
150	Warehousing	1,000 s.f.		0.18	\$709
151	Mini-Warehousing	1,000 s.f.		0.09	\$358
Lodging					
310	Hotel	Room		0.57	\$2,244
311	All Suites Hotel	Room		0.35	\$1,370
312	Business Hotel	Room		0.30	\$1,181
320	Motel	Room		0.29	\$1,138
Recreational					
430	Golf Course	Hole		3.96	\$15,575
444	Movie Theater	1,000 s.f.		2.57	\$10,102
492	Health/Fitness Club	1,000 s.f.		0.63	\$2,468
493	Athletic Club	1,000 s.f.		3.01	\$11,854
495	Recreational Community Center	1,000 s.f.		1.20	\$4,713
Institutional					
536	Private School (K - 12)*	1,000 s.f.		4.03	\$15,850
560	Church	1,000 s.f.		0.37	\$1,441
565	Day Care Center	1,000 s.f.		3.50	\$13,787
Medical					
254	Assisted Living	Bed		0.11	\$417
255	Continuing Care Community	Unit		0.08	\$331
610	Hospital	1,000 s.f.		1.77	\$6,976
620	Nursing Home	1,000 s.f.		0.26	\$1,039
630	Clinic	1,000 s.f.		3.47	\$13,650
Office					
710	Up to 50,000 s.f.	1,000 s.f.		1.94	\$7,626
	50,001 - 150,000 s.f.	1,000 s.f.		1.66	\$6,524
	150,001 - 300,000 s.f.	1,000 s.f.		1.45	\$5,701
	300,001 - 500,000 s.f.	1,000 s.f.		1.31	\$5,150
	500,000 - 800,000 s.f.	1,000 s.f.		1.21	\$4,756
	> 800,000 s.f.	1,000 s.f.		1.12	\$4,402
720	Medical - Dental Office Building	1,000 s.f.		3.28	\$12,929
Retail					
812	Building Materials & Lumber Yard	1,000 s.f.		0.29	\$1,154
815	Discount Store	1,000 s.f.		1.06	\$4,177
816	Hardware Store	1,000 s.f.		0.39	\$1,528
817	Nursery	1,000 s.f.		0.90	\$3,559
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.		1.14	\$4,480
	200,001-500,000 s.f.	1,000 s.f.		1.48	\$5,819
	500,000s.f.-1,000,000 s.f.	1,000 s.f.		1.60	\$6,291
	>1,000,000 s.f.	1,000 s.f.		1.58	\$6,220
931	Quality Restaurant	1,000 s.f.		3.28	\$12,905
932	High Turnover Restaurant	1,000 s.f.		2.78	\$10,945
933	Fast Food w/o Drive-In	1,000 s.f.		5.89	\$23,173
934	Fast Food Drive-In	1,000 s.f.		5.85	\$23,047
941	Quick Lube Vehicle Shop	Svc. Pos.		1.88	\$7,417
942	Automobile Care Center	1,000 s.f.		0.87	\$3,441
841	New Car Sales	1,000 s.f.		1.46	\$5,728
843	Automobile Parts Sales	1,000 s.f.		2.93	\$11,524
944	Gasoline/Service Station	Pump		1.13	\$4,429
945	Gas/Serv. Stn. W/Conv. Market	Pump		1.49	\$5,862
848	Tire Store	1,000 s.f.		1.40	\$5,528
850	Supermarket	1,000 s.f.		1.55	\$6,118
851	Convenience Market	1,000 s.f.		3.45	\$13,575
857	Discount Club	1,000 s.f.		1.62	\$6,378
862	Home Improvement Superstore	1,000 s.f.		0.46	\$1,795
863	Electronics Superstore	1,000 s.f.		0.98	\$3,846
864	Toy/Childrens Superstore	1,000 s.f.		1.13	\$4,449
880	Drugstore W/O Drive-Thru	1,000 s.f.		1.53	\$6,031
881	Drugstore W/Drive-Thru	1,000 s.f.		2.00	\$7,882
890	Furniture Store	1,000 s.f.		0.31	\$1,224
911	Walk-In Bank	1,000 s.f.		3.25	\$12,807
912	Drive-In Bank	1,000 s.f.		4.08	\$16,051

SPRTA Impact Fees		UPDATED: 12/27/2023	Effective: 4/1/2024
Jurisdiction: Placer County	2024 Annual Adjustment Factor for Inflation =		
District: Newcastle/Horseshoe Bar	2025 Annual Adjustment Factor for Inflation =		
Fee: \$2,068.00	2026 Annual Adjustment Factor for Inflation =		
	2027 Annual Adjustment Factor for Inflation =		
	2028 Annual Adjustment Factor for Inflation =		
	2029 Annual Adjustment Factor for Inflation =		
	2030 Annual Adjustment Factor for Inflation =		
	2031 Annual Adjustment Factor for Inflation =		
		Cost per DUE with inflation = \$2,068.00	

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$1,716	\$2,068	\$2,233	\$2,358
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$931	\$1,117	\$1,220	\$1,282
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$662	\$786	\$848	\$910
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$310	\$372	\$414	\$434
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,055	\$1,282	\$1,386	\$1,448
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$538	\$662	\$703	\$744
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$455	\$558	\$600	\$620

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD		Fee per Unit
Industrial					
110	Light Industrial	1,000 s.f.	0.65		\$1,342
130	Industrial Park	1,000 s.f.	0.34		\$701
140	Manufacturing	1,000 s.f.	0.74		\$1,528
150	Warehousing	1,000 s.f.	0.18		\$372
151	Mini-Warehousing	1,000 s.f.	0.09		\$188
Lodging					
310	Hotel	Room	0.57		\$1,179
311	All Suites Hotel	Room	0.35		\$720
312	Business Hotel	Room	0.30		\$620
320	Motel	Room	0.29		\$598
Recreational					
430	Golf Course	Hole	3.96		\$8,181
444	Movie Theater	1,000 s.f.	2.57		\$5,306
492	Health/Fitness Club	1,000 s.f.	0.63		\$1,297
493	Athletic Club	1,000 s.f.	3.01		\$6,227
495	Recreational Community Center	1,000 s.f.	1.20		\$2,475
Institutional					
536	Private School (K - 12)*	1,000 s.f.	4.03		\$8,326
560	Church	1,000 s.f.	0.37		\$757
565	Day Care Center	1,000 s.f.	3.50		\$7,242
Medical					
254	Assisted Living	Bed	0.11		\$219
255	Continuing Care Community	Unit	0.08		\$174
610	Hospital	1,000 s.f.	1.77		\$3,664
620	Nursing Home	1,000 s.f.	0.26		\$546
630	Clinic	1,000 s.f.	3.47		\$7,170
Office					
710	Up to 50,000 s.f.	1,000 s.f.	1.94		\$4,006
	50,001 - 150,000 s.f.	1,000 s.f.	1.66		\$3,427
	150,001 - 300,000 s.f.	1,000 s.f.	1.45		\$2,994
	300,001 - 500,000 s.f.	1,000 s.f.	1.31		\$2,705
	500,000 - 800,000 s.f.	1,000 s.f.	1.21		\$2,498
	> 800,000 s.f.	1,000 s.f.	1.12		\$2,312
720	Medical - Dental Office Building	1,000 s.f.	3.28		\$6,791
Retail					
812	Building Materials & Lumber Yard	1,000 s.f.	0.29		\$606
815	Discount Store	1,000 s.f.	1.06		\$2,194
816	Hardware Store	1,000 s.f.	0.39		\$802
817	Nursery	1,000 s.f.	0.90		\$1,869
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.14		\$2,353
	200,001-500,000 s.f.	1,000 s.f.	1.48		\$3,057
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60		\$3,305
	>1,000,000 s.f.	1,000 s.f.	1.58		\$3,267
931	Quality Restaurant	1,000 s.f.	3.28		\$6,779
932	High Turnover Restaurant	1,000 s.f.	2.78		\$5,749
933	Fast Food w/o Drive-In	1,000 s.f.	5.89		\$12,172
934	Fast Food Drive-In	1,000 s.f.	5.85		\$12,106
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88		\$3,896
942	Automobile Care Center	1,000 s.f.	0.87		\$1,807
841	New Car Sales	1,000 s.f.	1.46		\$3,009
843	Automobile Parts Sales	1,000 s.f.	2.93		\$6,053
944	Gasoline/Service Station	Pump	1.13		\$2,327
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49		\$3,079
848	Tire Store	1,000 s.f.	1.40		\$2,903
850	Supermarket	1,000 s.f.	1.55		\$3,214
851	Convenience Market	1,000 s.f.	3.45		\$7,130
857	Discount Club	1,000 s.f.	1.62		\$3,350
862	Home Improvement Superstore	1,000 s.f.	0.46		\$943
863	Electronics Superstore	1,000 s.f.	0.98		\$2,020
864	Toy/Childrens Superstore	1,000 s.f.	1.13		\$2,337
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53		\$3,168
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00		\$4,140
890	Furniture Store	1,000 s.f.	0.31		\$643
911	Walk-In Bank	1,000 s.f.	3.25		\$6,727
912	Drive-In Bank	1,000 s.f.	4.08		\$8,431

SPRTA Impact Fees			DUE per Unit				Fee per Unit			
ITE Code	Land Use Category	Unit	DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$2,649	\$3,191	\$3,446	\$3,638
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$1,436	\$1,723	\$1,883	\$1,978
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$1,021	\$1,213	\$1,308	\$1,404
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$479	\$574	\$638	\$670
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,627	\$1,978	\$2,138	\$2,234
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$830	\$1,021	\$1,085	\$1,149
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$702	\$862	\$925	\$957
Industrial										
110	Light Industrial	1,000 s.f.				0.65			\$2,071	
130	Industrial Park	1,000 s.f.				0.34			\$1,082	
140	Manufacturing	1,000 s.f.				0.74			\$2,358	
150	Warehousing	1,000 s.f.				0.18			\$574	
151	Mini-Warehousing	1,000 s.f.				0.09			\$290	
Lodging										
310	Hotel	Room				0.57			\$1,819	
311	All Suites Hotel	Room				0.35			\$1,110	
312	Business Hotel	Room				0.30			\$957	
320	Motel	Room				0.29			\$922	
Recreational										
430	Golf Course	Hole				3.96			\$12,624	
444	Movie Theater	1,000 s.f.				2.57			\$8,188	
492	Health/Fitness Club	1,000 s.f.				0.63			\$2,001	
493	Athletic Club	1,000 s.f.				3.01			\$9,608	
495	Recreational Community Center	1,000 s.f.				1.20			\$3,820	
Institutional										
536	Private School (K - 12)*	1,000 s.f.				4.03			\$12,847	
560	Church	1,000 s.f.				0.37			\$1,168	
565	Day Care Center	1,000 s.f.				3.50			\$11,175	
Medical										
254	Assisted Living	Bed				0.11			\$338	
255	Continuing Care Community	Unit				0.08			\$268	
610	Hospital	1,000 s.f.				1.77			\$5,654	
620	Nursing Home	1,000 s.f.				0.26			\$842	
630	Clinic	1,000 s.f.				3.47			\$11,063	
Office										
710	Up to 50,000 s.f.	1,000 s.f.				1.94			\$6,181	
	50,001 - 150,000 s.f.	1,000 s.f.				1.66			\$5,287	
	150,001 - 300,000 s.f.	1,000 s.f.				1.45			\$4,621	
	300,001 - 500,000 s.f.	1,000 s.f.				1.31			\$4,174	
	500,000 - 800,000 s.f.	1,000 s.f.				1.21			\$3,855	
	> 800,000 s.f.	1,000 s.f.				1.12			\$3,568	
720	Medical - Dental Office Building	1,000 s.f.				3.28			\$10,479	
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.				0.29			\$935	
815	Discount Store	1,000 s.f.				1.06			\$3,386	
816	Hardware Store	1,000 s.f.				0.39			\$1,238	
817	Nursery	1,000 s.f.				0.90			\$2,885	
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.				1.14			\$3,631	
	200,001-500,000 s.f.	1,000 s.f.				1.48			\$4,716	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.				1.60			\$5,099	
	>1,000,000 s.f.	1,000 s.f.				1.58			\$5,042	
931	Quality Restaurant	1,000 s.f.				3.28			\$10,460	
932	High Turnover Restaurant	1,000 s.f.				2.78			\$8,871	
933	Fast Food w/o Drive-In	1,000 s.f.				5.89			\$18,782	
934	Fast Food Drive-In	1,000 s.f.				5.85			\$18,680	
941	Quick Lube Vehicle Shop	Svc. Pos.				1.88			\$6,012	
942	Automobile Care Center	1,000 s.f.				0.87			\$2,789	
841	New Car Sales	1,000 s.f.				1.46			\$4,643	
843	Automobile Parts Sales	1,000 s.f.				2.93			\$9,340	
944	Gasoline/Service Station	Pump				1.13			\$3,590	
945	Gas/Serv. Stn. W/Conv. Market	Pump				1.49			\$4,751	
848	Tire Store	1,000 s.f.				1.40			\$4,480	
850	Supermarket	1,000 s.f.				1.55			\$4,959	
851	Convenience Market	1,000 s.f.				3.45			\$11,003	
857	Discount Club	1,000 s.f.				1.62			\$5,169	
862	Home Improvement Superstore	1,000 s.f.				0.46			\$1,455	
863	Electronics Superstore	1,000 s.f.				0.98			\$3,118	
864	Toy/Childrens Superstore	1,000 s.f.				1.13			\$3,606	
880	Drugstore W/O Drive-Thru	1,000 s.f.				1.53			\$4,889	
881	Drugstore W/Drive-Thru	1,000 s.f.				2.00			\$6,388	
890	Furniture Store	1,000 s.f.				0.31			\$992	
911	Walk-In Bank	1,000 s.f.				3.25			\$10,380	
912	Drive-In Bank	1,000 s.f.				4.08			\$13,010	

UPDATED: 12/27/2023 Effective: 4/1/2024

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Placer Central
 Fee: \$3,191.00

2024 Annual Adjustment Factor for Inflation =
 2025 Annual Adjustment Factor for Inflation =
 2026 Annual Adjustment Factor for Inflation =
 2027 Annual Adjustment Factor for Inflation =
 2028 Annual Adjustment Factor for Inflation =
 2029 Annual Adjustment Factor for Inflation =
 2030 Annual Adjustment Factor for Inflation =
 2031 Annual Adjustment Factor for Inflation =
 Cost per DUE with inflation = \$3,191.00

SPRTA Impact Fees		UPDATED: 12/27/2023	Effective: 4/1/2024
Jurisdiction:	Placer County	2024 Annual Adjustment Factor for Inflation =	
District:	Placer West	2025 Annual Adjustment Factor for Inflation =	
Fee:	\$2,044.00	2026 Annual Adjustment Factor for Inflation =	
		2027 Annual Adjustment Factor for Inflation =	
		2028 Annual Adjustment Factor for Inflation =	
		2029 Annual Adjustment Factor for Inflation =	
		2030 Annual Adjustment Factor for Inflation =	
		2031 Annual Adjustment Factor for Inflation =	
		Cost per DUE with inflation = \$2,044.00	

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fee for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$1,697	\$2,044	\$2,208	\$2,330
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$920	\$1,104	\$1,206	\$1,267
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$654	\$777	\$838	\$899
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$307	\$368	\$409	\$429
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,042	\$1,267	\$1,369	\$1,431
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$531	\$654	\$695	\$736
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$450	\$552	\$593	\$613

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD		Fee per Unit
Industrial					
110	Light Industrial	1,000 s.f.	0.65		\$1,327
130	Industrial Park	1,000 s.f.	0.34		\$693
140	Manufacturing	1,000 s.f.	0.74		\$1,511
150	Warehousing	1,000 s.f.	0.18		\$368
151	Mini-Warehousing	1,000 s.f.	0.09		\$186
Lodging					
310	Hotel	Room	0.57		\$1,165
311	All Suites Hotel	Room	0.35		\$711
312	Business Hotel	Room	0.30		\$613
320	Motel	Room	0.29		\$591
Recreational					
430	Golf Course	Hole	3.96		\$8,086
444	Movie Theater	1,000 s.f.	2.57		\$5,245
492	Health/Fitness Club	1,000 s.f.	0.63		\$1,282
493	Athletic Club	1,000 s.f.	3.01		\$6,154
495	Recreational Community Center	1,000 s.f.	1.20		\$2,447
Institutional					
536	Private School (K - 12)*	1,000 s.f.	4.03		\$8,229
560	Church	1,000 s.f.	0.37		\$748
565	Day Care Center	1,000 s.f.	3.50		\$7,158
Medical					
254	Assisted Living	Bed	0.11		\$217
255	Continuing Care Community	Unit	0.08		\$172
610	Hospital	1,000 s.f.	1.77		\$3,622
620	Nursing Home	1,000 s.f.	0.26		\$540
630	Clinic	1,000 s.f.	3.47		\$7,087
Office					
710	Up to 50,000 s.f.	1,000 s.f.	1.94		\$3,959
	50,001 - 150,000 s.f.	1,000 s.f.	1.66		\$3,387
	150,001 - 300,000 s.f.	1,000 s.f.	1.45		\$2,960
	300,001 - 500,000 s.f.	1,000 s.f.	1.31		\$2,674
	500,000 - 800,000 s.f.	1,000 s.f.	1.21		\$2,469
	> 800,000 s.f.	1,000 s.f.	1.12		\$2,285
720	Medical - Dental Office Building	1,000 s.f.	3.28		\$6,712
Retail					
812	Building Materials & Lumber Yard	1,000 s.f.	0.29		\$599
815	Discount Store	1,000 s.f.	1.06		\$2,169
816	Hardware Store	1,000 s.f.	0.39		\$793
817	Nursery	1,000 s.f.	0.90		\$1,848
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.14		\$2,326
	200,001-500,000 s.f.	1,000 s.f.	1.48		\$3,021
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60		\$3,266
	>1,000,000 s.f.	1,000 s.f.	1.58		\$3,230
931	Quality Restaurant	1,000 s.f.	3.28		\$6,700
932	High Turnover Restaurant	1,000 s.f.	2.78		\$5,682
933	Fast Food w/o Drive-In	1,000 s.f.	5.89		\$12,031
934	Fast Food Drive-In	1,000 s.f.	5.85		\$11,966
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88		\$3,851
942	Automobile Care Center	1,000 s.f.	0.87		\$1,786
841	New Car Sales	1,000 s.f.	1.46		\$2,974
843	Automobile Parts Sales	1,000 s.f.	2.93		\$5,983
944	Gasoline/Service Station	Pump	1.13		\$2,300
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49		\$3,044
848	Tire Store	1,000 s.f.	1.40		\$2,870
850	Supermarket	1,000 s.f.	1.55		\$3,176
851	Convenience Market	1,000 s.f.	3.45		\$7,048
857	Discount Club	1,000 s.f.	1.62		\$3,311
862	Home Improvement Superstore	1,000 s.f.	0.46		\$932
863	Electronics Superstore	1,000 s.f.	0.98		\$1,997
864	Toy/Childrens Superstore	1,000 s.f.	1.13		\$2,310
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53		\$3,131
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00		\$4,092
890	Furniture Store	1,000 s.f.	0.31		\$636
911	Walk-In Bank	1,000 s.f.	3.25		\$6,649
912	Drive-In Bank	1,000 s.f.	4.08		\$8,333

SPRTA Impact Fees		UPDATED: 12/27/2023	Effective: 4/1/2024
Jurisdiction:	Placer County	2024 Annual Adjustment Factor for Inflation =	
District:	Rocklin	2025 Annual Adjustment Factor for Inflation =	
Fee:	\$4,523.00	2026 Annual Adjustment Factor for Inflation =	
		2027 Annual Adjustment Factor for Inflation =	
		2028 Annual Adjustment Factor for Inflation =	
		2029 Annual Adjustment Factor for Inflation =	
		2030 Annual Adjustment Factor for Inflation =	
		2031 Annual Adjustment Factor for Inflation =	
		Cost per DUE with inflation = \$4,523.00	

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fee for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$3,754	\$4,523	\$4,885	\$5,156
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$2,035	\$2,442	\$2,669	\$2,804
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$1,447	\$1,719	\$1,854	\$1,990
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$678	\$814	\$905	\$950
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$2,307	\$2,804	\$3,030	\$3,166
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$1,176	\$1,447	\$1,538	\$1,628
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$995	\$1,221	\$1,312	\$1,357

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD		Fee per Unit
Industrial					
110	Light Industrial	1,000 s.f.	0.65		\$2,935
130	Industrial Park	1,000 s.f.	0.34		\$1,533
140	Manufacturing	1,000 s.f.	0.74		\$3,342
150	Warehousing	1,000 s.f.	0.18		\$814
151	Mini-Warehousing	1,000 s.f.	0.09		\$412
Lodging					
310	Hotel	Room	0.57		\$2,578
311	All Suites Hotel	Room	0.35		\$1,574
312	Business Hotel	Room	0.30		\$1,357
320	Motel	Room	0.29		\$1,307
Recreational					
430	Golf Course	Hole	3.96		\$17,893
444	Movie Theater	1,000 s.f.	2.57		\$11,606
492	Health/Fitness Club	1,000 s.f.	0.63		\$2,836
493	Athletic Club	1,000 s.f.	3.01		\$13,619
495	Recreational Community Center	1,000 s.f.	1.20		\$5,414
Institutional					
536	Private School (K - 12)*	1,000 s.f.	4.03		\$18,210
560	Church	1,000 s.f.	0.37		\$1,655
565	Day Care Center	1,000 s.f.	3.50		\$15,840
Medical					
254	Assisted Living	Bed	0.11		\$479
255	Continuing Care Community	Unit	0.08		\$380
610	Hospital	1,000 s.f.	1.77		\$8,015
620	Nursing Home	1,000 s.f.	0.26		\$1,194
630	Clinic	1,000 s.f.	3.47		\$15,681
Office					
710	Up to 50,000 s.f.	1,000 s.f.	1.94		\$8,761
	50,001 - 150,000 s.f.	1,000 s.f.	1.66		\$7,495
	150,001 - 300,000 s.f.	1,000 s.f.	1.45		\$6,549
	300,001 - 500,000 s.f.	1,000 s.f.	1.31		\$5,916
	500,000 - 800,000 s.f.	1,000 s.f.	1.21		\$5,464
	> 800,000 s.f.	1,000 s.f.	1.12		\$5,057
720	Medical - Dental Office Building	1,000 s.f.	3.28		\$14,854
Retail					
812	Building Materials & Lumber Yard	1,000 s.f.	0.29		\$1,325
815	Discount Store	1,000 s.f.	1.06		\$4,799
816	Hardware Store	1,000 s.f.	0.39		\$1,755
817	Nursery	1,000 s.f.	0.90		\$4,089
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.14		\$5,147
	200,001-500,000 s.f.	1,000 s.f.	1.48		\$6,685
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60		\$7,228
	>1,000,000 s.f.	1,000 s.f.	1.58		\$7,146
931	Quality Restaurant	1,000 s.f.	3.28		\$14,826
932	High Turnover Restaurant	1,000 s.f.	2.78		\$12,574
933	Fast Food w/o Drive-In	1,000 s.f.	5.89		\$26,622
934	Fast Food Drive-In	1,000 s.f.	5.85		\$26,478
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88		\$8,521
942	Automobile Care Center	1,000 s.f.	0.87		\$3,953
841	New Car Sales	1,000 s.f.	1.46		\$6,581
843	Automobile Parts Sales	1,000 s.f.	2.93		\$13,239
944	Gasoline/Service Station	Pump	1.13		\$5,088
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49		\$6,735
848	Tire Store	1,000 s.f.	1.40		\$6,350
850	Supermarket	1,000 s.f.	1.55		\$7,029
851	Convenience Market	1,000 s.f.	3.45		\$15,595
857	Discount Club	1,000 s.f.	1.62		\$7,327
862	Home Improvement Superstore	1,000 s.f.	0.46		\$2,062
863	Electronics Superstore	1,000 s.f.	0.98		\$4,419
864	Toy/Childrens Superstore	1,000 s.f.	1.13		\$5,111
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53		\$6,929
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00		\$9,055
890	Furniture Store	1,000 s.f.	0.31		\$1,407
911	Walk-In Bank	1,000 s.f.	3.25		\$14,713
912	Drive-In Bank	1,000 s.f.	4.08		\$18,440

SPRTA Impact Fees	2024 Annual Adjustment Factor for Inflation =	UPDATED: 12/27/2023
Jurisdiction: Placer County	2025 Annual Adjustment Factor for Inflation =	Effective: 4/1/2024
District: Roseville West	2026 Annual Adjustment Factor for Inflation =	
Fee: \$1,972.00	2027 Annual Adjustment Factor for Inflation =	
	2028 Annual Adjustment Factor for Inflation =	
	2029 Annual Adjustment Factor for Inflation =	
	2030 Annual Adjustment Factor for Inflation =	
	2031 Annual Adjustment Factor for Inflation =	
	Cost per DUE with inflation = \$1,972.00	

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$1,637	\$1,972	\$2,130	\$2,248
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$887	\$1,065	\$1,163	\$1,223
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$631	\$749	\$809	\$868
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$296	\$355	\$394	\$414
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,006	\$1,223	\$1,321	\$1,380
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$513	\$631	\$670	\$710
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$434	\$532	\$572	\$592

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD		Fee per Unit
Industrial					
110	Light Industrial	1,000 s.f.	0.65		\$1,280
130	Industrial Park	1,000 s.f.	0.34		\$669
140	Manufacturing	1,000 s.f.	0.74		\$1,457
150	Warehousing	1,000 s.f.	0.18		\$355
151	Mini-Warehousing	1,000 s.f.	0.09		\$179
Lodging					
310	Hotel	Room	0.57		\$1,124
311	All Suites Hotel	Room	0.35		\$686
312	Business Hotel	Room	0.30		\$592
320	Motel	Room	0.29		\$570
Recreational					
430	Golf Course	Hole	3.96		\$7,801
444	Movie Theater	1,000 s.f.	2.57		\$5,060
492	Health/Fitness Club	1,000 s.f.	0.63		\$1,236
493	Athletic Club	1,000 s.f.	3.01		\$5,938
495	Recreational Community Center	1,000 s.f.	1.20		\$2,360
Institutional					
536	Private School (K - 12)*	1,000 s.f.	4.03		\$7,939
560	Church	1,000 s.f.	0.37		\$722
565	Day Care Center	1,000 s.f.	3.50		\$6,906
Medical					
254	Assisted Living	Bed	0.11		\$209
255	Continuing Care Community	Unit	0.08		\$166
610	Hospital	1,000 s.f.	1.77		\$3,494
620	Nursing Home	1,000 s.f.	0.26		\$521
630	Clinic	1,000 s.f.	3.47		\$6,837
Office					
710	Up to 50,000 s.f.	1,000 s.f.	1.94		\$3,820
	50,001 - 150,000 s.f.	1,000 s.f.	1.66		\$3,268
	150,001 - 300,000 s.f.	1,000 s.f.	1.45		\$2,855
	300,001 - 500,000 s.f.	1,000 s.f.	1.31		\$2,579
	500,000 - 800,000 s.f.	1,000 s.f.	1.21		\$2,382
	> 800,000 s.f.	1,000 s.f.	1.12		\$2,205
720	Medical - Dental Office Building	1,000 s.f.	3.28		\$6,476
Retail					
812	Building Materials & Lumber Yard	1,000 s.f.	0.29		\$578
815	Discount Store	1,000 s.f.	1.06		\$2,092
816	Hardware Store	1,000 s.f.	0.39		\$765
817	Nursery	1,000 s.f.	0.90		\$1,783
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.14		\$2,244
	200,001-500,000 s.f.	1,000 s.f.	1.48		\$2,915
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60		\$3,151
	>1,000,000 s.f.	1,000 s.f.	1.58		\$3,116
931	Quality Restaurant	1,000 s.f.	3.28		\$6,464
932	High Turnover Restaurant	1,000 s.f.	2.78		\$5,482
933	Fast Food w/o Drive-In	1,000 s.f.	5.89		\$11,607
934	Fast Food Drive-In	1,000 s.f.	5.85		\$11,544
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88		\$3,715
942	Automobile Care Center	1,000 s.f.	0.87		\$1,724
841	New Car Sales	1,000 s.f.	1.46		\$2,869
843	Automobile Parts Sales	1,000 s.f.	2.93		\$5,772
944	Gasoline/Service Station	Pump	1.13		\$2,219
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49		\$2,936
848	Tire Store	1,000 s.f.	1.40		\$2,769
850	Supermarket	1,000 s.f.	1.55		\$3,064
851	Convenience Market	1,000 s.f.	3.45		\$6,799
857	Discount Club	1,000 s.f.	1.62		\$3,195
862	Home Improvement Superstore	1,000 s.f.	0.46		\$899
863	Electronics Superstore	1,000 s.f.	0.98		\$1,927
864	Toy/Childrens Superstore	1,000 s.f.	1.13		\$2,228
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53		\$3,021
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00		\$3,948
890	Furniture Store	1,000 s.f.	0.31		\$613
911	Walk-In Bank	1,000 s.f.	3.25		\$6,415
912	Drive-In Bank	1,000 s.f.	4.08		\$8,040

SPRTA Impact Fees	UPDATED: 12/27/2023	Effective: 4/1/2024
Jurisdiction: Placer County	2024 Annual Adjustment Factor for Inflation =	
District: Roseville East	2025 Annual Adjustment Factor for Inflation =	
Fee: \$925.00	2026 Annual Adjustment Factor for Inflation =	
	2027 Annual Adjustment Factor for Inflation =	
	2028 Annual Adjustment Factor for Inflation =	
	2029 Annual Adjustment Factor for Inflation =	
	2030 Annual Adjustment Factor for Inflation =	
	2031 Annual Adjustment Factor for Inflation =	
	Cost per DUE with inflation = \$925.00	

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$768	\$925	\$999	\$1,055
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$416	\$500	\$546	\$574
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$296	\$352	\$379	\$407
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$139	\$167	\$185	\$194
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$472	\$574	\$620	\$648
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$241	\$296	\$315	\$333
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$204	\$250	\$268	\$278

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD		Fee per Unit
Industrial					
110	Light Industrial	1,000 s.f.	0.65		\$600
130	Industrial Park	1,000 s.f.	0.34		\$314
140	Manufacturing	1,000 s.f.	0.74		\$684
150	Warehousing	1,000 s.f.	0.18		\$167
151	Mini-Warehousing	1,000 s.f.	0.09		\$84
Lodging					
310	Hotel	Room	0.57		\$527
311	All Suites Hotel	Room	0.35		\$322
312	Business Hotel	Room	0.30		\$278
320	Motel	Room	0.29		\$267
Recreational					
430	Golf Course	Hole	3.96		\$3,659
444	Movie Theater	1,000 s.f.	2.57		\$2,374
492	Health/Fitness Club	1,000 s.f.	0.63		\$580
493	Athletic Club	1,000 s.f.	3.01		\$2,785
495	Recreational Community Center	1,000 s.f.	1.20		\$1,107
Institutional					
536	Private School (K - 12)*	1,000 s.f.	4.03		\$3,724
560	Church	1,000 s.f.	0.37		\$339
565	Day Care Center	1,000 s.f.	3.50		\$3,239
Medical					
254	Assisted Living	Bed	0.11		\$98
255	Continuing Care Community	Unit	0.08		\$78
610	Hospital	1,000 s.f.	1.77		\$1,639
620	Nursing Home	1,000 s.f.	0.26		\$244
630	Clinic	1,000 s.f.	3.47		\$3,207
Office					
710	Up to 50,000 s.f.	1,000 s.f.	1.94		\$1,792
	50,001 - 150,000 s.f.	1,000 s.f.	1.66		\$1,533
	150,001 - 300,000 s.f.	1,000 s.f.	1.45		\$1,339
	300,001 - 500,000 s.f.	1,000 s.f.	1.31		\$1,210
	500,000 - 800,000 s.f.	1,000 s.f.	1.21		\$1,117
	> 800,000 s.f.	1,000 s.f.	1.12		\$1,034
720	Medical - Dental Office Building	1,000 s.f.	3.28		\$3,038
Retail					
812	Building Materials & Lumber Yard	1,000 s.f.	0.29		\$271
815	Discount Store	1,000 s.f.	1.06		\$981
816	Hardware Store	1,000 s.f.	0.39		\$359
817	Nursery	1,000 s.f.	0.90		\$836
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.14		\$1,053
	200,001-500,000 s.f.	1,000 s.f.	1.48		\$1,367
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60		\$1,478
	>1,000,000 s.f.	1,000 s.f.	1.58		\$1,462
931	Quality Restaurant	1,000 s.f.	3.28		\$3,032
932	High Turnover Restaurant	1,000 s.f.	2.78		\$2,572
933	Fast Food w/o Drive-In	1,000 s.f.	5.89		\$5,445
934	Fast Food Drive-In	1,000 s.f.	5.85		\$5,415
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88		\$1,743
942	Automobile Care Center	1,000 s.f.	0.87		\$808
841	New Car Sales	1,000 s.f.	1.46		\$1,346
843	Automobile Parts Sales	1,000 s.f.	2.93		\$2,707
944	Gasoline/Service Station	Pump	1.13		\$1,041
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49		\$1,377
848	Tire Store	1,000 s.f.	1.40		\$1,299
850	Supermarket	1,000 s.f.	1.55		\$1,437
851	Convenience Market	1,000 s.f.	3.45		\$3,189
857	Discount Club	1,000 s.f.	1.62		\$1,499
862	Home Improvement Superstore	1,000 s.f.	0.46		\$422
863	Electronics Superstore	1,000 s.f.	0.98		\$904
864	Toy/Childrens Superstore	1,000 s.f.	1.13		\$1,045
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53		\$1,417
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00		\$1,852
890	Furniture Store	1,000 s.f.	0.31		\$288
911	Walk-In Bank	1,000 s.f.	3.25		\$3,009
912	Drive-In Bank	1,000 s.f.	4.08		\$3,771

SPRTA Impact Fees		UPDATED: 12/27/2023	Effective: 4/1/2024
Jurisdiction: Placer County		2024 Annual Adjustment Factor for Inflation =	
District: Sunset		2025 Annual Adjustment Factor for Inflation =	
Fee: \$2,628.00		2026 Annual Adjustment Factor for Inflation =	
		2027 Annual Adjustment Factor for Inflation =	
		2028 Annual Adjustment Factor for Inflation =	
		2029 Annual Adjustment Factor for Inflation =	
		2030 Annual Adjustment Factor for Inflation =	
		2031 Annual Adjustment Factor for Inflation =	
		Cost per DUE with inflation = \$2,628.00	

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$2,181	\$2,628	\$2,838	\$2,996
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$1,183	\$1,419	\$1,551	\$1,629
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$841	\$999	\$1,077	\$1,156
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$394	\$473	\$526	\$552
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,340	\$1,629	\$1,761	\$1,840
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$683	\$841	\$894	\$946
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$578	\$710	\$762	\$788

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD		Fee per Unit
Industrial					
110	Light Industrial	1,000 s.f.	0.65		\$1,706
130	Industrial Park	1,000 s.f.	0.34		\$891
140	Manufacturing	1,000 s.f.	0.74		\$1,942
150	Warehousing	1,000 s.f.	0.18		\$473
151	Mini-Warehousing	1,000 s.f.	0.09		\$239
Lodging					
310	Hotel	Room	0.57		\$1,498
311	All Suites Hotel	Room	0.35		\$915
312	Business Hotel	Room	0.30		\$788
320	Motel	Room	0.29		\$759
Recreational					
430	Golf Course	Hole	3.96		\$10,396
444	Movie Theater	1,000 s.f.	2.57		\$6,743
492	Health/Fitness Club	1,000 s.f.	0.63		\$1,648
493	Athletic Club	1,000 s.f.	3.01		\$7,913
495	Recreational Community Center	1,000 s.f.	1.20		\$3,146
Institutional					
536	Private School (K - 12)*	1,000 s.f.	4.03		\$10,580
560	Church	1,000 s.f.	0.37		\$962
565	Day Care Center	1,000 s.f.	3.50		\$9,203
Medical					
254	Assisted Living	Bed	0.11		\$279
255	Continuing Care Community	Unit	0.08		\$221
610	Hospital	1,000 s.f.	1.77		\$4,657
620	Nursing Home	1,000 s.f.	0.26		\$694
630	Clinic	1,000 s.f.	3.47		\$9,111
Office					
710	Up to 50,000 s.f.	1,000 s.f.	1.94		\$5,090
	50,001 - 150,000 s.f.	1,000 s.f.	1.66		\$4,355
	150,001 - 300,000 s.f.	1,000 s.f.	1.45		\$3,805
	300,001 - 500,000 s.f.	1,000 s.f.	1.31		\$3,437
	500,000 - 800,000 s.f.	1,000 s.f.	1.21		\$3,175
	> 800,000 s.f.	1,000 s.f.	1.12		\$2,938
720	Medical - Dental Office Building	1,000 s.f.	3.28		\$8,630
Retail					
812	Building Materials & Lumber Yard	1,000 s.f.	0.29		\$770
815	Discount Store	1,000 s.f.	1.06		\$2,788
816	Hardware Store	1,000 s.f.	0.39		\$1,020
817	Nursery	1,000 s.f.	0.90		\$2,376
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.14		\$2,991
	200,001-500,000 s.f.	1,000 s.f.	1.48		\$3,884
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60		\$4,200
	>1,000,000 s.f.	1,000 s.f.	1.58		\$4,152
931	Quality Restaurant	1,000 s.f.	3.28		\$8,615
932	High Turnover Restaurant	1,000 s.f.	2.78		\$7,306
933	Fast Food w/o Drive-In	1,000 s.f.	5.89		\$15,468
934	Fast Food Drive-In	1,000 s.f.	5.85		\$15,384
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88		\$4,951
942	Automobile Care Center	1,000 s.f.	0.87		\$2,297
841	New Car Sales	1,000 s.f.	1.46		\$3,824
843	Automobile Parts Sales	1,000 s.f.	2.93		\$7,692
944	Gasoline/Service Station	Pump	1.13		\$2,957
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49		\$3,913
848	Tire Store	1,000 s.f.	1.40		\$3,690
850	Supermarket	1,000 s.f.	1.55		\$4,084
851	Convenience Market	1,000 s.f.	3.45		\$9,061
857	Discount Club	1,000 s.f.	1.62		\$4,257
862	Home Improvement Superstore	1,000 s.f.	0.46		\$1,198
863	Electronics Superstore	1,000 s.f.	0.98		\$2,568
864	Toy/Childrens Superstore	1,000 s.f.	1.13		\$2,970
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53		\$4,026
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00		\$5,261
890	Furniture Store	1,000 s.f.	0.31		\$817
911	Walk-In Bank	1,000 s.f.	3.25		\$8,549
912	Drive-In Bank	1,000 s.f.	4.08		\$10,714