

Milton Impact Fees for New Development

Effective immediately, the City of Milton will assess an Impact Fee for new development projects in the city. On October 5, 2015 the Mayor and City council approved an impact fee ordinance that allows the city to assess and collect impact fees from new development projects. The ordinance lists the fees that will be assessed on the various types of development projects. For the list of fees, see the fee schedule table attached.



City of Milton Impact Fee Program

Includes the following public facility categories:

Parks and Recreation
Fire Protection
Law Enforcement
Road Improvements

The Impact Fee ordinance (Chapter 25 of the Milton code of ordinance) is available on the city's website www.cityofmiltonga.us

Points of note:

- Only new applications for development projects will be affected.
- The fee will be assessed at the time of the building permit application. However, the applicant may choose to defer payment of impact fees until prior to receiving the certificate of occupancy/completion.

An **impact fee** is a **fee** that is imposed by a local government on a new or proposed development project to pay for all or a portion of the costs of providing public services to the new development.

Attachment A: Impact Fee Schedule

ITE Code	Land Use Category	Parks & Recreation	Fire Protection	Law Enforcement	Roads	Subtotal	Administration (3%)	TOTAL IMPACT FEE	Unit of Measure
Residential									
210	Single-Family Detached Housing	3,107.55	543.57	94.86	678.36	\$ 4,424.34	132.73	\$ 4,557.07	per dwelling
220	Apartment	3,107.55	543.57	94.86	678.36	\$ 4,424.34	132.73	\$ 4,557.07	per dwelling
230	Residential Condominium/Townhouse	3,107.55	543.57	94.86	678.36	\$ 4,424.34	132.73	\$ 4,557.07	per dwelling
Port and Terminal									
030	Truck Terminal	-	0.29	0.05	0.56	\$ 0.90	0.03	\$ 0.93	per square foot
Industrial									
110	General Light Industrial	-	0.47	0.08	0.40	\$ 0.95	0.03	\$ 0.98	per square foot
120	General Heavy Industrial	-	0.38	0.07	0.09	\$ 0.53	0.02	\$ 0.54	per square foot
140	Manufacturing	-	0.37	0.06	0.22	\$ 0.65	0.02	\$ 0.67	per square foot
150	Warehousing	-	0.19	0.03	0.20	\$ 0.42	0.01	\$ 0.44	per square foot
151	Mini-Warehouse	-	0.02	0.00	0.14	\$ 0.16	0.00	\$ 0.17	per square foot
152	High-Cube Warehouse	-	0.02	0.00	0.10	\$ 0.11	0.00	\$ 0.12	per square foot
Lodging									
310	Hotel	-	116.89	20.40	506.01	\$ 643.29	19.30	\$ 662.59	per room
311	All Suites Hotel	-	102.58	17.90	303.48	\$ 423.96	12.72	\$ 436.68	per room
320	Motel	-	90.17	15.73	348.69	\$ 454.60	13.64	\$ 468.23	per room
Recreational									
430	Golf Course	-	50.39	8.79	265.33	\$ 324.51	9.74	\$ 334.25	per acre
437	Bowling Alley	-	0.21	0.04	1.75	\$ 2.00	0.06	\$ 2.06	per square foot
443	Movie Theater	-	0.30	0.05	4.11	\$ 4.46	0.13	\$ 4.60	per square foot
460	Arena	-	683.80	119.33	1,754.65	\$ 2,557.77	76.73	\$ 2,634.50	per acre
480	Amusement Park	-	1,865.90	325.61	3,988.36	\$ 6,179.86	185.40	\$ 6,365.26	per acre
490	Tennis Courts	-	50.04	8.73	856.00	\$ 914.77	27.44	\$ 942.21	per acre
491	Racquet/Tennis Club	-	0.06	0.01	0.74	\$ 0.81	0.02	\$ 0.84	per square foot
492	Health/Fitness Center	-	0.14	0.03	1.73	\$ 1.90	0.06	\$ 1.96	per square foot
495	Recreational Community Center	-	0.25	0.04	1.78	\$ 2.08	0.06	\$ 2.14	per square foot
Institutional									
520	Private Elementary School	-	0.20	0.04	0.76	\$ 1.00	0.03	\$ 1.03	per square foot
530	Private High School	-	0.13	0.02	0.68	\$ 0.84	0.03	\$ 0.86	per square foot
560	Church/Synagogue	-	0.07	0.01	0.51	\$ 0.59	0.02	\$ 0.61	per square foot
565	Day Care Center	-	0.58	0.10	0.49	\$ 1.17	0.04	\$ 1.20	per square foot
566	Cemetery	-	16.71	2.92	263.66	\$ 283.28	8.50	\$ 291.78	per acre
Medical									
610	Hospital	-	0.60	0.11	0.63	\$ 1.34	0.04	\$ 1.38	per square foot
620	Nursing Home	-	0.48	0.08	0.35	\$ 0.91	0.03	\$ 0.94	per square foot
630	Clinic	-	0.81	0.14	1.50	\$ 2.45	0.07	\$ 2.52	per square foot
Office									
710	General Office Building	-	0.68	0.12	0.63	\$ 1.43	0.04	\$ 1.47	per square foot
714	Corporate Headquarters Building	-	0.70	0.12	0.45	\$ 1.28	0.04	\$ 1.32	per square foot
715	Single-Tenant Office Building	-	0.65	0.11	0.66	\$ 1.42	0.04	\$ 1.47	per square foot
720	Medical-Dental Office Building	-	0.83	0.15	2.06	\$ 3.04	0.09	\$ 3.13	per square foot
760	Research and Development Center	-	0.60	0.10	0.46	\$ 1.17	0.04	\$ 1.20	per square foot
770	Business Park Building	-	0.63	0.11	0.71	\$ 1.45	0.04	\$ 1.49	per square foot

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Impact Fee Schedule continued

ITE Code	Land Use Category	Parks & Recreation	Fire Protection	Law Enforcement	Roads	Subtotal	Administration (3%)	TOTAL IMPACT FEE	Unit of Measure
Retail									
812	Building Materials and Lumber Store	-	0.29	0.05	2.27	\$ 2.60	0.08	\$ 2.68	per square foot
813	Free-Standing Discount Superstore	-	0.20	0.03	2.36	\$ 2.59	0.08	\$ 2.67	per square foot
814	Variety Store	-	0.20	0.03	1.94	\$ 2.17	0.07	\$ 2.24	per square foot
815	Free-Standing Discount Store	-	0.41	0.07	2.16	\$ 2.64	0.08	\$ 2.72	per square foot
816	Hardware/Paint Store	-	0.20	0.03	1.27	\$ 1.50	0.05	\$ 1.55	per square foot
817	Nursery (Garden Center)	-	0.64	0.11	3.42	\$ 4.17	0.13	\$ 4.29	per square foot
818	Nursery (Wholesale)	-	0.34	0.06	1.96	\$ 2.36	0.07	\$ 2.43	per square foot
820	Shopping Center	-	0.34	0.06	1.99	\$ 2.40	0.07	\$ 2.47	per square foot
823	Factory Outlet Center	-	0.34	0.06	1.33	\$ 1.74	0.05	\$ 1.79	per square foot
826	Specialty Retail Center		0.41	0.07	2.22	\$ 2.70	0.08	\$ 2.78	per square foot
841	Automobile Sales	-	0.31	0.05	1.58	\$ 1.95	0.06	\$ 2.01	per square foot
843	Auto Parts Store	-	0.20	0.03	1.69	\$ 1.92	0.06	\$ 1.98	per square foot
848	Tire Store	-	0.26	0.05	1.03	\$ 1.34	0.04	\$ 1.38	per square foot
849	Tire Superstore	-	0.26	0.05	1.05	\$ 1.36	0.04	\$ 1.40	per square foot
850	Supermarket	-	0.24	0.04	2.72	\$ 3.00	0.09	\$ 3.09	per square foot
851	Convenience Market (Open 24 Hours)	-	0.37	0.06	9.14	\$ 9.58	0.29	\$ 9.86	per square foot
853	Convenience Market with Gasoline Pumps	-	0.37	0.06	8.38	\$ 8.81	0.26	\$ 9.08	per square foot
854	Discount Supermarket		0.46	0.08	2.93	\$ 3.47	0.10	\$ 3.57	per square foot
860	Wholesale Market	-	0.17	0.03	0.25	\$ 0.45	0.01	\$ 0.47	per square foot
857	Discount Club	-	0.27	0.05	1.58	\$ 1.89	0.06	\$ 1.95	per square foot
862	Home Improvement Superstore	-	0.20	0.03	0.59	\$ 0.82	0.02	\$ 0.85	per square foot
863	Electronics Superstore	-	0.20	0.03	0.75	\$ 0.98	0.03	\$ 1.01	per square foot
876	Apparel Store	-	0.34	0.06	2.02	\$ 2.42	0.07	\$ 2.49	per square foot
875	Department Store		0.41	0.07	0.69	\$ 1.17	0.04	\$ 1.21	per square foot
880	Pharmacy/Drugstore	-	0.34	0.06	2.23	\$ 2.63	0.08	\$ 2.71	per square foot
890	Furniture Store	-	0.09	0.01	0.06	\$ 0.16	0.00	\$ 0.17	per square foot
Services									
912	Drive-in Bank	-	0.98	0.17	2.02	\$ 3.17	0.10	\$ 3.27	per square foot
931	Quality Restaurant	-	1.53	0.27	2.12	\$ 3.91	0.12	\$ 4.03	per square foot
932	High-Turnover (Sit-Down) Restaurant	-	1.53	0.27	2.99	\$ 4.79	0.14	\$ 4.93	per square foot
934	Fast-Food Restaurant	-	2.24	0.39	8.30	\$ 10.92	0.33	\$ 11.25	per square foot
941	Quick Lubrication Vehicle Shop	-	430.84	75.18	2,056.24	\$ 2,562.26	76.87	\$ 2,639.12	per service bay
944	Gasoline/Service Station		32.83	5.73	2,087.95	\$ 2,126.50	63.80	\$ 2,190.30	per pump
945	Gasoline Station w/Convenience Market	-	0.04	0.01	1,411.45	\$ 1,411.50	42.34	\$ 1,453.84	per pump
947	Self-Service Car Wash	-	41.03	7.16	2,675.59	\$ 2,723.78	81.71	\$ 2,805.49	per stall

NOTES: "ITE Code" means the land use code assigned in the *Trip Generation* manual published by the Institute of Transportation Engineers, 9th Edition.
 "Square foot" means square foot of gross building floor area.
 All figures shown rounded to nearest whole cent.

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