



Beaufort County Impact Fees Applicable by Land Use Type

Land Use Type	Unit	Road Impact Fee Per Unit	Library Impact Fee	Parks Impact Fee	Fire Impact Fee
Residential					
Single-Family	Dwelling	\$3,063	\$553	\$1,385	\$481
Apartment (Multi-Family)	Dwelling	\$2,151	\$553	\$1,385	\$481
Condominiums/Townhouse	Dwelling	\$1,876	\$553	\$1,385	\$481
Senior Adult Housing	Dwelling	\$1,114	\$553	\$1,385	\$481
Assisted Living/Continuing Care Retirement Community	Beds	\$899	N/A	N/A	Use Calculation Table 10-4A
Lodging					
Hotel/Motel	Rooms	\$2,294	N/A	N/A	Use Calculation Table 10-4A
Retail/Commercial/Services					
Golf Course	Holes	\$9,030	N/A	N/A	Use Calculation Table 10-4A
Community Gym/Rec Center	1,000 sq ft	\$2,007	N/A	N/A	Use Calculation Table 10-4A
Multiplex Movie Theater	Screens	\$36,963	N/A	N/A	Use Calculation Table 10-4A
Health/Fitness Club, Bowling Alley	1,000 sq ft or lanes	\$4,838	N/A	N/A	Use Calculation Table 10-4A
Shopping Center/General Retail	1,000 sq ft	\$6,309	N/A	N/A	Use Calculation Table 10-4A
New Car Sales	1,000 sq ft	\$8,423	N/A	N/A	Use Calculation Table 10-4A
Convenience Market (no gas pumps)	1,000 sq ft	\$15,691	N/A	N/A	Use Calculation Table 10-4A
Convenience Market w/ Gasoline Pumps	VFP	\$6,132	N/A	N/A	Use Calculation Table 10-4A
Home Improvement/Paint/Garden Store	1,000 sq ft	\$4,183	N/A	N/A	Use Calculation Table 10-4A
Pharmacy/Drugstore	1,000 sq ft	\$9,252	N/A	N/A	Use Calculation Table 10-4A
Furniture Store	1,000 sq ft	\$1,278	N/A	N/A	Use Calculation Table 10-4A
Bank	1,000 sq ft	\$7,774	N/A	N/A	Use Calculation Table 10-4A
Quality Restaurant	1,000 sq ft	\$8,063	N/A	N/A	Use Calculation Table 10-4A
High-Turnover Restaurant	1,000 sq ft	\$9,341	N/A	N/A	Use Calculation Table 10-4A
Fast Food Restaurant	1,000 sq ft	\$20,175	N/A	N/A	Use Calculation Table 10-4A
Quick Lubrication Vehicle Shop	Service Bays	\$9,545	N/A	N/A	Use Calculation Table 10-4A
Automobile Care Center	Service Bays	\$2,978	N/A	N/A	Use Calculation Table 10-4A
Self-Service Car Wash	Service Bays	\$9.917	N/A	N/A	Use Calculation Table 10-4A
Office					
General Office Building	1,000 sq ft	\$3,440	N/A	N/A	Use Calculation Table 10-4A
Medical-Dentist Office Building	1,000 sq ft	\$11,290	N/A	N/A	Use Calculation Table 10-4A
Government Office Complex	1,000 sq ft	\$8,724	N/A	N/A	Use Calculation Table 10-4A
Institutional/Medical					
Elementary School	Students	\$192	N/A	N/A	Use Calculation Table 10-4A
Middle/High School	Students	\$301	N/A	N/A	Use Calculation Table 10-4A
College	Students	\$353	N/A	N/A	Use Calculation Table 10-4A
Church/Synagogue	1,000 sq ft	\$2,677	N/A	N/A	Use Calculation Table 10-4A
Day Care	1,000 sq ft	\$1,560	N/A	N/A	Use Calculation Table 10-4A
Hospital	1,000 sq ft	\$5,163	N/A	N/A	Use Calculation Table 10-4A
Nursing Home	Beds	\$696	N/A	N/A	Use Calculation Table 10-4A
Clinic	1,000 sq ft	\$9,241	N/A	N/A	Use Calculation Table 10-4A
Industrial					
General Light Industrial	1,000 sq ft	\$2,420	N/A	N/A	Use Calculation Table 10-4A
General Heavy Industrial/Manufacturing	1,000 sq ft	\$521	N/A	N/A	Use Calculation Table 10-4A
Warehousing	1,000 sq ft	\$1,722	N/A	N/A	Use Calculation Table 10-4A
Mini-Warehouse	1,000 sq ft	\$868	N/A	N/A	Use Calculation Table 10-4A



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Commercial Fire Impact Fee Calculation Table 10-4A

\$481 per Dwelling Unit / Equivalent Dwelling Unit (EDU)

Fire Hazard Level	Building Area Square Feet (sq ft)			
	Up to 1,000 sq ft (Base Minimum)	1,001 - 5,000 sq ft (Add per 1,000 sq ft)	5,001 - 10,000 sq ft (Add per 1,000 sq ft)	10,001 sq ft & above (Add per 1,000 sq ft)
Low Hazard Occupancy	1.0 EDU	0.8 EDU	0.5 EDU	0.1 EDU
Medium Hazard Occupancy	1.5 EDU	1.2 EDU	0.75 EDU	0.15 EDU
High Hazard Occupancy	2.0 EDU	1.6 EDU	1.0 EDU	0.2 EDU