

IMPACT FEES

Nassau County

RESIDENTIAL

DWELLING TYPE	FIRE/EMS	ADMIN	LAW	TOTAL
Single Family	\$411	\$962	\$299	\$1,672
Multi-Family	\$290	\$679	\$211	\$1,180

PARKS & RECREATION

DWELLING TYPE	IMPACT FEE (PER UNIT)
Single Family House (Detached)	\$2,048.90
Multi-Family (Except for Duplex/Quadraplex)	\$1,329.85
Duplex/Quadraplex	\$1,878.80
Manufactured Homes	\$2,219.00

SINGLE FAMILY TOTAL IMPACT FEES

\$9151.50 + East of 1-95 w/ mobility = \$13,141.01
 West of 1-95 w/ mobility = \$13,585.78

NON-RESIDENTIAL (PER 1,000 SF)

TYPE	FIRE/EMS	ADMIN	LAW	TOTAL
Retail/Commercial	\$1,048	\$1,200	\$761	\$3,009
Office	\$356	\$1,520	\$258	\$2,134
Industrial	\$144	\$815	\$104	\$1,063
Warehouse	\$64	\$176	\$46	\$286
Public/Institutional	\$391	\$1,448	\$284	\$2,123
Hotel	\$571	\$1,643	\$414	\$2,628

EDUCATION

DWELLING TYPE	IMPACT FEE (PER UNIT)
Single Family House (Detached)	\$5,430.60
Multi-Family	\$5,430.60
Manufactured Homes	\$5,430.60

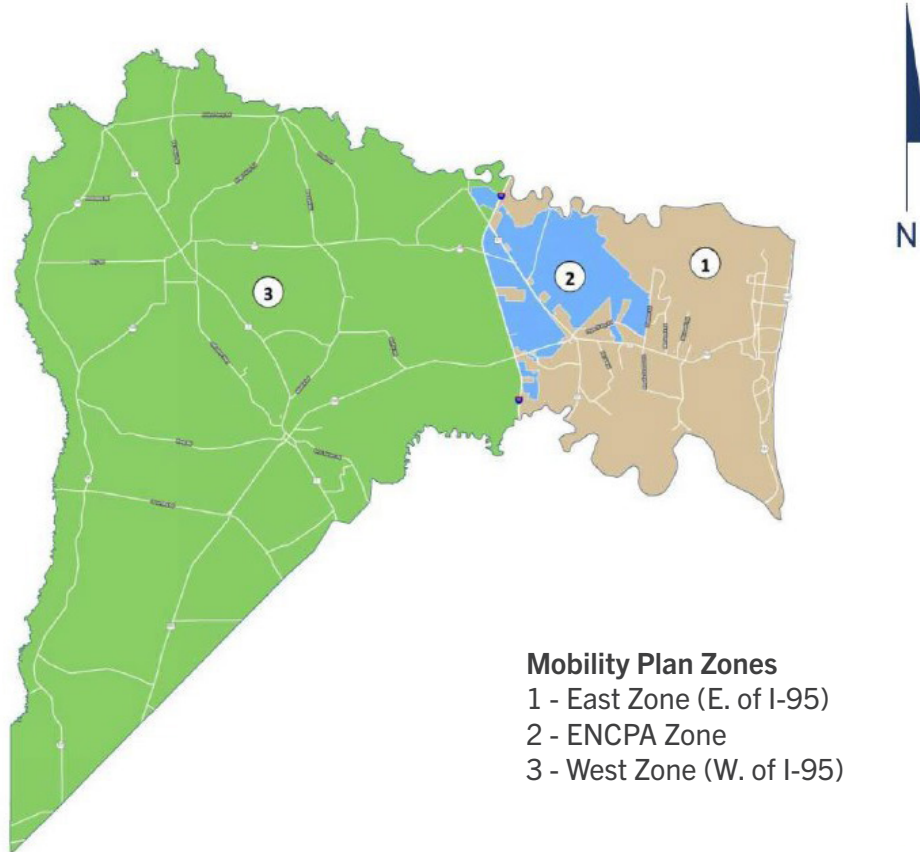
MANUFACTURED HOMES IMPACT FEES

\$9,321.60 + East of 1-95 w/mobility = \$13,311.11
 West of 1-95 w/mobility = \$13,755.88

MOBILITY FEES

Nassau County (Continued)

Figure 1 - All Mobility Zones



Mobility Plan Zones

- 1 - East Zone (E. of I-95)
- 2 - ENCPA Zone
- 3 - West Zone (W. of I-95)

ENCPA ZONE

LAND USE CATEGORY	MOBILITY FEE
Residential	\$3,976.24 per Dwelling Unity
Commercial/Retail	\$4,938.52 per 1,000 SF
Office/Office Park	\$3,365.66 per 1,000 SF
Industrial	\$1,715.69 per 1,000 SF

EAST AND WEST ZONE MOBILITY FEES

ITE CODE	RESIDENTIAL	QUANTITY RANGE		UNITS	ZONE 1 (EAST)	ZONE 3 (WEST)
	LAND USE TYPE	MIN	MAX			
210	Single Family Detached			PER DU	\$3,989.51	\$4,434.28
220	Low-Rise Attached			PER DU	\$3,093.56	\$3,438.44
221	Mid-Rise Attached	-		PER DU	\$2,299.04	\$2,555.35
251	Senior Detached Housing	-		PER DU	\$1,804.58	\$2,005.76

MOBILITY FEES

Nassau County (Continued)

EAST AND WEST ZONE MOBILITY FEES (CONTINUED)

ITE CODE	NON-RESIDENTIAL	QUANTITY RANGE		UNITS	EAST OF I-95	WEST OF I-95
	LAND USE TYPE	MIN	MAX			
110	Industrial			SF	\$1,721.42	\$1,912.77
130	Industrial Park			SF	\$1,169.59	\$1,299.61
150	Warehouse			SF	\$528.44	\$565.51
310	Hotel			Room	\$2,055.04	\$2,256.49
560	Church	0	1,275	Per Seat	\$0.00	\$0.00
560	Church	1,276		Per Seat	\$164.82	\$183.20
565	Day Care Center			Student	\$1,301.18	\$1,447.56
610	Hospital			SF	\$3,720.48	\$4,134.06
630	Clinic			SF	\$13,243.79	\$14,716.01
710	General Office			SF	\$3,380.36	\$3,756.13
720	Medical/Dental Office			SF	\$12,077.67	\$13,420.26
760	Research and Development Center			SF	\$3,907.89	\$4,342.30
820	Shopping Center			SF	\$6,305.10	\$7,005.11
848	Tire Store			SF	\$5,196.52	\$5,773.45
850	Supermarket			SF	\$17,294.21	\$19,214.26
862	Home Improvement Store			SF	\$4,511.93	\$5,012.86
881	Pharmacy with Drive-Thru			SF	\$14,088.49	\$15,652.64
912	Drive-In Bank			SF	\$16,733.32	\$18,591.10
934	Fast Food with Drive-Thru			SF	\$59,590.30	\$66,206.19
943	Automobile Parts and Service Center			SF	\$4,119.89	\$4,577.29
960	Super Convenience Market/Gas Station			Vehicle Fuel Stations	\$25,668.00	\$28,517.74

*The impact fee information provided herein was obtained from published data provided by the applicable local government. This data is generally reliable and sufficient for preliminary estimates of impact fees. This data is subject to change at any time and without notice. Therefore, ETM does not warrant or guarantee the accuracy of the impact or mobility fees listed herein. Please contact ETM to confirm current accuracy.