

**Impact Fee Analysis 12-2020**

Project Type	Project Size	Total Impact Fees			Total Impact Fees Lake County-NC, Central	Total Impact Fees Marion County	Total Impact Fees Citrus County	Total Impact Fees Hernando County
		Sumter County 40% of 100% value	40% Test % of Max Value to compare	Full 100% rate from 2019 Study Sumter County 100% of max val.				
Residential Home*	2500 SF or Du	\$ 2,666	\$ 2,666	\$ 6,664	24%	171%	55%	46%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 972	\$ 2,430	78%		47%	20%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 335,560	\$ 838,900	140%	331%	143%	43%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 49,620	\$ 124,050	278%	584%	706%	243%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 72,492	\$ 181,230	258%	431%	516%	172%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 85,181	\$ 212,952	319%	2119%	1212%	354%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 477,800	\$ 1,194,500	N/A	212%	N/A	38%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 354,700	\$ 886,750	4249%	N/A	137%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 291,400	\$ 728,500	N/A	205%	N/A	23%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 34,960	\$ 87,400	127%	437%	252%	7%
Hospital	250,000 SF	\$ 712,100	\$ 712,100	\$ 1,780,250	269%	324%	N/A	108%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 118,080	\$ 295,200	126%	315%	93%	102%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 56,960	\$ 142,400	61%	213%	45%	49%

Note 1: Sumter County has only a road impact fee, other jurisdictions have school, fire, parks, library and administrative fees in addition to road impact fees. Where applicable these additional fees are included in the table above

Note 2: Water and sewer connection fees are not included in any of the data above.

Note 3: Marion County has suspended all impact fees other than their transportation impact fee which is equivalent to a road impact fee

Note 4: Sumter County's current road impact fees are at 40% of the maximum allowable value of 100%.

\*Sumter County has a flat fee for a residential home regardless of size while other areas assess fees by the home's square footage

\*\*Some jurisdictions add fees based on square footage as well.

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**Key:**

SF = Square Footage

Du = Dwelling unit

This Color Indicates Not Competitive at 40% of the maximum rate - Percentages over 100%

Only areas of Competitiveness - Percentages under 100%

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Project Type	Project Size	Total Impact Fees			Total Impact Fees Lake County-NC, Central	Total Impact Fees Marion County	Total Impact Fees Citrus County	Total Impact Fees Hernando County
		Sumter County 40% of 100% value	45% Test % of Max Value to compare	Full 100% rate from 2019 Study Sumter County 100% of max val.				
Residential Home*	2500 SF or Du	\$ 2,666	\$ 2,999	\$ 6,664	27%	192%	62%	52%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 1,094	\$ 2,430	87%		53%	22%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 377,505	\$ 838,900	158%	372%	161%	48%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 55,823	\$ 124,050	313%	657%	794%	274%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 81,554	\$ 181,230	290%	485%	580%	194%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 95,828	\$ 212,952	359%	2384%	1363%	398%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 537,525	\$ 1,194,500	N/A	238%	N/A	43%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 399,038	\$ 886,750	4781%	N/A	154%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 327,825	\$ 728,500	N/A	231%	N/A	26%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 39,330	\$ 87,400	143%	492%	283%	8%
Hospital	250,000 SF	\$ 712,100	\$ 801,113	\$ 1,780,250	303%	365%	N/A	121%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 132,840	\$ 295,200	142%	354%	105%	115%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 64,080	\$ 142,400	68%	240%	50%	55%

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**Impact Fee Analysis 12-2020**

Project Type	Project Size	Total Impact Fees			Total Impact Fees Lake County-NC, Central	Total Impact Fees Marion County	Total Impact Fees Citrus County	Total Impact Fees Hernando County
		Sumter County 40% of 100% value	50% Test % of Max Value to compare	Full 100% rate from 2019 Study Sumter County 100% of max val.				
Residential Home*	2500 SF or Du	\$ 2,666	\$ 3,332	\$ 6,664	30%	213%	69%	58%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 1,215	\$ 2,430	97%		59%	25%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 419,450	\$ 838,900	175%	414%	179%	53%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 62,025	\$ 124,050	348%	730%	882%	304%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 90,615	\$ 181,230	323%	539%	645%	216%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 106,476	\$ 212,952	399%	2649%	1515%	443%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 597,250	\$ 1,194,500	N/A	265%	N/A	48%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 443,375	\$ 886,750	5312%	N/A	171%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 364,250	\$ 728,500	N/A	257%	N/A	29%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 43,700	\$ 87,400	159%	546%	314%	9%
Hospital	250,000 SF	\$ 712,100	\$ 890,125	\$ 1,780,250	337%	405%	N/A	135%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 147,600	\$ 295,200	158%	394%	116%	128%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 71,200	\$ 142,400	76%	267%	56%	61%

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Project Type	Project Size	Total Impact Fees			Total Impact Fees Lake County-NC, Central	Total Impact Fees Marion County	Total Impact Fees Citrus County	Total Impact Fees Hernando County
		Sumter County 40% of 100% value	55% Test % of Max Value to compare	Full 100% rate from 2019 Study Sumter County 100% of max val.				
Residential Home*	2500 SF or Du	\$ 2,666	\$ 3,665	\$ 6,664	33%	235%	76%	64%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 1,337	\$ 2,430	107%		65%	27%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 461,395	\$ 838,900	193%	455%	197%	59%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 68,228	\$ 124,050	383%	803%	971%	334%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 99,677	\$ 181,230	355%	593%	709%	237%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 117,124	\$ 212,952	439%	2914%	1666%	487%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 656,975	\$ 1,194,500	N/A	291%	N/A	52%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 487,713	\$ 886,750	5843%	N/A	188%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 400,675	\$ 728,500	N/A	282%	N/A	32%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 48,070	\$ 87,400	175%	601%	346%	10%
Hospital	250,000 SF	\$ 712,100	\$ 979,138	\$ 1,780,250	370%	446%	N/A	148%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 162,360	\$ 295,200	173%	433%	128%	140%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 78,320	\$ 142,400	84%	293%	62%	68%

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Project Type	Project Size	Total Impact Fees			Total Impact Fees Lake County-NC, Central	Total Impact Fees Marion County	Total Impact Fees Citrus County	Total Impact Fees Hernando County
		Sumter County 40% of 100% value	60% Test % of Max Value to compare	Full 100% rate from 2019 Study Sumter County 100% of max val.				
Residential Home*	2500 SF or Du	\$ 2,666	\$ 3,998	\$ 6,664	36%	256%	83%	69%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 1,458	\$ 2,430	117%		71%	30%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 503,340	\$ 838,900	210%	496%	215%	64%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 74,430	\$ 124,050	418%	876%	1059%	365%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 108,738	\$ 181,230	387%	647%	773%	259%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 127,771	\$ 212,952	479%	3178%	1818%	531%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 716,700	\$ 1,194,500	N/A	317%	N/A	57%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 532,050	\$ 886,750	6374%	N/A	205%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 437,100	\$ 728,500	N/A	308%	N/A	35%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 52,440	\$ 87,400	190%	656%	377%	11%
Hospital	250,000 SF	\$ 712,100	\$ 1,068,150	\$ 1,780,250	404%	486%	N/A	162%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 177,120	\$ 295,200	189%	472%	139%	153%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 85,440	\$ 142,400	91%	320%	67%	74%

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		Sumter County 40% of 100% value	65% Test % of Max Value to compare	Full 100% rate from 2019 Study Sumter County 100% of max val.				
Residential Home*	2500 SF or Du	\$ 2,666	\$ 4,332	\$ 6,664	39%	277%	90%	75%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 1,580	\$ 2,430	126%		77%	32%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 545,285	\$ 838,900	228%	538%	233%	69%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 80,633	\$ 124,050	452%	949%	1147%	395%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 117,800	\$ 181,230	420%	700%	838%	280%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 138,419	\$ 212,952	519%	3443%	1969%	576%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 776,425	\$ 1,194,500	N/A	344%	N/A	62%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 576,388	\$ 886,750	6905%	N/A	222%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 473,525	\$ 728,500	N/A	333%	N/A	38%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 56,810	\$ 87,400	206%	710%	409%	12%
Hospital	250,000 SF	\$ 712,100	\$ 1,157,163	\$ 1,780,250	437%	527%	N/A	175%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 191,880	\$ 295,200	205%	512%	151%	166%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 92,560	\$ 142,400	99%	347%	73%	80%

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Project Type	Project Size	Total Impact Fees			Total Impact Fees Lake County-NC, Central	Total Impact Fees Marion County	Total Impact Fees Citrus County	Total Impact Fees Hernando County
		Sumter County 40% of 100% value	70% Test % of Max Value to compare	Full 100% rate from 2019 Study Sumter County 100% of max val.				
Residential Home*	2500 SF or Du	\$ 2,666	\$ 4,665	\$ 6,664	42%	299%	97%	81%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 1,701	\$ 2,430	136%		82%	35%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 587,230	\$ 838,900	245%	579%	251%	75%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 86,835	\$ 124,050	487%	1022%	1235%	425%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 126,861	\$ 181,230	452%	754%	902%	302%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 149,066	\$ 212,952	559%	3708%	2121%	620%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 836,150	\$ 1,194,500	N/A	370%	N/A	67%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 620,725	\$ 886,750	7437%	N/A	239%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 509,950	\$ 728,500	N/A	359%	N/A	41%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 61,180	\$ 87,400	222%	765%	440%	12%
Hospital	250,000 SF	\$ 712,100	\$ 1,246,175	\$ 1,780,250	471%	567%	N/A	189%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 206,640	\$ 295,200	221%	551%	163%	179%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 99,680	\$ 142,400	106%	373%	78%	86%

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		Sumter County 40% of 100% value	75% Test % of Max Value to compare	Full 100% rate from 2019 Study Sumter County 100% of max val.				
Residential Home*	2500 SF or Du	\$ 2,666	\$ 4,998	\$ 6,664	45%	320%	104%	87%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 1,823	\$ 2,430	146%		88%	37%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 629,175	\$ 838,900	263%	620%	269%	80%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 93,038	\$ 124,050	522%	1095%	1324%	456%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 135,923	\$ 181,230	484%	808%	967%	323%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 159,714	\$ 212,952	599%	3973%	2272%	664%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 895,875	\$ 1,194,500	N/A	397%	N/A	72%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 665,063	\$ 886,750	7968%	N/A	256%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 546,375	\$ 728,500	N/A	385%	N/A	44%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 65,550	\$ 87,400	238%	819%	472%	13%
Hospital	250,000 SF	\$ 712,100	\$ 1,335,188	\$ 1,780,250	505%	608%	N/A	202%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 221,400	\$ 295,200	236%	590%	174%	192%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 106,800	\$ 142,400	114%	400%	84%	92%

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Residential Home*	2500 SF or Du	\$ 2,666	\$ 5,331	\$ 6,664	48%	341%	111%	93%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 1,944	\$ 2,430	155%		94%	40%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 671,120	\$ 838,900	280%	662%	286%	85%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 99,240	\$ 124,050	557%	1168%	1412%	486%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 144,984	\$ 181,230	516%	862%	1031%	345%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 170,362	\$ 212,952	639%	4238%	2424%	708%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 955,600	\$ 1,194,500	N/A	423%	N/A	76%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 709,400	\$ 886,750	8499%	N/A	273%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 582,800	\$ 728,500	N/A	410%	N/A	47%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 69,920	\$ 87,400	254%	874%	503%	14%
Hospital	250,000 SF	\$ 712,100	\$ 1,424,200	\$ 1,780,250	538%	648%	N/A	216%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 236,160	\$ 295,200	252%	630%	186%	204%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 113,920	\$ 142,400	122%	427%	90%	98%

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		Sumter County 40% of 100% value	85% Test % of Max Value to compare	Full 100% rate from 2019 Study Sumter County 100% of max val.				
Residential Home*	2500 SF or Du	\$ 2,666	\$ 5,664	\$ 6,664	51%	363%	118%	98%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 2,066	\$ 2,430	165%		100%	42%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 713,065	\$ 838,900	298%	703%	304%	91%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 105,443	\$ 124,050	592%	1241%	1500%	517%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 154,046	\$ 181,230	549%	916%	1096%	367%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 181,009	\$ 212,952	679%	4503%	2575%	753%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 1,015,325	\$ 1,194,500	N/A	450%	N/A	81%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 753,738	\$ 886,750	9030%	N/A	290%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 619,225	\$ 728,500	N/A	436%	N/A	49%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 74,290	\$ 87,400	270%	929%	534%	15%
Hospital	250,000 SF	\$ 712,100	\$ 1,513,213	\$ 1,780,250	572%	689%	N/A	229%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 250,920	\$ 295,200	268%	669%	198%	217%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 121,040	\$ 142,400	129%	453%	95%	105%

Note 1: Sumter County has only a road impact fee, other jurisdictions have school, fire, parks, library and administrative fees in addition to road impact fees. Where applicable these additional fees are included in the table above

Note 2: Water and sewer connection fees are not included in any of the data above.

Note 3: Marion County has suspended all impact fees other than their transportation impact fee which is equivalent to a road impact fee

Note 4: Sumter County's current road impact fees are at 40% of the maximum allowable value of 100%.

\*Sumter County has a flat fee for a residential home regardless of size while other areas assess fees by the home's square footage

\*\*Some jurisdictions add fees based on square footage as well.

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Key:

SF = Square Footage

Du = Dwelling unit

**Impact Fee Analysis 12-2020**

Project Type	Project Size	Total Impact Fees			Total Impact Fees Lake County-NC, Central	Total Impact Fees Marion County	Total Impact Fees Citrus County	Total Impact Fees Hernando County
		Sumter County 40% of 100% value	90% Test % of Max Value to compare	Full 100% rate from 2019 Study Sumter County 100% of max val.				
Residential Home*	2500 SF or Du	\$ 2,666	\$ 5,998	\$ 6,664	54%	384%	125%	104%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 2,187	\$ 2,430	175%		106%	45%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 755,010	\$ 838,900	315%	745%	322%	96%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 111,645	\$ 124,050	626%	1313%	1588%	547%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 163,107	\$ 181,230	581%	970%	1160%	388%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 191,657	\$ 212,952	719%	4768%	2727%	797%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 1,075,050	\$ 1,194,500	N/A	476%	N/A	86%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 798,075	\$ 886,750	9561%	N/A	308%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 655,650	\$ 728,500	N/A	462%	N/A	52%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 78,660	\$ 87,400	286%	983%	566%	16%
Hospital	250,000 SF	\$ 712,100	\$ 1,602,225	\$ 1,780,250	606%	729%	N/A	243%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 265,680	\$ 295,200	284%	708%	209%	230%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 128,160	\$ 142,400	137%	480%	101%	111%

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**Impact Fee Analysis 12-2020**

Project Type	Project Size	Total Impact Fees			Lake County-NC, Central	Total Impact Fees Marion County	Total Impact Fees Citrus County	Total Impact Fees Hernando County
		Sumter County 40% of 100% value	95% Test % of Max Value to compare	Full 100% rate from 2019 Study Sumter County 100% of max val.				
Residential Home*	2500 SF or Du	\$ 2,666	\$ 6,331	\$ 6,664	58%	405%	132%	110%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 2,309	\$ 2,430	184%		112%	47%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 796,955	\$ 838,900	333%	786%	340%	101%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 117,848	\$ 124,050	661%	1386%	1677%	577%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 172,169	\$ 181,230	613%	1024%	1225%	410%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 202,304	\$ 212,952	759%	5032%	2878%	841%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 1,134,775	\$ 1,194,500	N/A	503%	N/A	91%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 842,413	\$ 886,750	10092%	N/A	325%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 692,075	\$ 728,500	N/A	487%	N/A	55%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 83,030	\$ 87,400	301%	1038%	597%	17%
Hospital	250,000 SF	\$ 712,100	\$ 1,691,238	\$ 1,780,250	639%	770%	N/A	256%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 280,440	\$ 295,200	299%	748%	221%	243%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 135,280	\$ 142,400	144%	507%	107%	117%

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**Impact Fee Analysis 12-2020**

Project Type	Project Size	Total Impact Fees			Lake County-NC, Central	Total Impact Fees Marion County	Total Impact Fees Citrus County	Total Impact Fees Hernando County
		Sumter County 40% of 100% value	100% Test % of Max Value to compare	Full 100% rate from 2019 Study Sumter County 100% of max val.				
Residential Home*	2500 SF or Du	\$ 2,666	\$ 6,664	\$ 6,664	61%	427%	139%	116%
Age Restricted Residential Home*	2501 SF or Du	\$ 972	\$ 2,430	\$ 2,430	194%		118%	50%
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,560	\$ 838,900	\$ 838,900	350%	827%	358%	106%
Wawa, Race Trac, etc.	3,000 SF, 10 fuel positions	\$ 49,620	\$ 124,050	\$ 124,050	696%	1459%	1765%	608%
Applebees, etc. (High turnover)	6,000 SF	\$ 72,492	\$ 181,230	\$ 181,230	646%	1078%	1289%	431%
Culvers, Wendy's, etc. (Fast food)	3,000 SF	\$ 85,181	\$ 212,952	\$ 212,952	798%	5297%	3030%	885%
Multifamily housing development low rise	250 Du	\$ 477,800	\$ 1,194,500	\$ 1,194,500	N/A	529%	N/A	95%
Multifamily housing development mid rise	250 Du	\$ 354,700	\$ 886,750	\$ 886,750	10624%	N/A	342%	N/A
Multifamily housing development high rise	250 Du	\$ 291,400	\$ 728,500	\$ 728,500	N/A	513%	N/A	58%
Nursing home**	100 beds/40,000 SF	\$ 34,960	\$ 87,400	\$ 87,400	317%	1093%	629%	18%
Hospital	250,000 SF	\$ 712,100	\$ 1,780,250	\$ 1,780,250	673%	810%	N/A	270%
Hotel***	100 Rooms/40,000 SF	\$ 118,080	\$ 295,200	\$ 295,200	315%	787%	232%	255%
Motel***	100 Rooms/40,000 SF	\$ 56,960	\$ 142,400	\$ 142,400	152%	533%	112%	123%

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