FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 20, 2026

Nikki Alvarez-Sowles, Esq.
County Clerk and Comptroller
Pasco County
14236 6th Street, Suite 201
Dade City, Florida 33523

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 26-19, which was filed in this office on May 20, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

SENT TO STATE

THE BOARD OF COUNTY COMMISSIONERS **ORDINANCE NO.** 26-19

AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE SECTION 1302.2 MOBILITY FEES, TO INCREASE THE MOBILITY FEES FOR VARIOUS USES BEYOND THE PHASE-IN LIMITATIONS IN SECTION 163.31801(6), FLORIDA STATUTES; AND OTHER AMENDMENTS AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION IN THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

WHEREAS, Section 163.3180(5)(f), Florida Statutes, encourages local governments to develop certain tools and techniques, such as (a) adoption of long-term strategies to facilitate development patterns that support multimodal solutions, including urban design and appropriate land use mixes, (b) exempting or discounting impacts of locally desired development, such as development in urban areas, redevelopment, job creation, and mixed use; and (c) reducing impact fees to promote development in urban areas, a balance of mixed-use development, and affordable or workforce housing; and

WHEREAS, on July 12, 2011, Pasco County adopted, pursuant to its broad home rule powers and consistent with the requirements of Sections 163.3180(5)(f), Florida Statutes, Ordinance No. 11-08, creating the Pasco County mobility fee regulations, which have been codified into section 1302.2 of the Pasco County Land Development Code; and

WHEREAS, Pasco County adopted major updates to the mobility fee regulations and associated fee schedules in 2014, 2018, and 2021; and

WHEREAS, since the last major update in 2021, the projected future population of Pasco County and the cost of constructing transportation infrastructure have significantly increased, and the Board of County Commissioners finds it necessary to update Pasco County's mobility fees to (a) ensure that certain fees are increased to fund transportation infrastructure necessitated by growth and new development, and (b) reduce mobility fee subsidies for certain uses that no longer require the current level of subsidies ("2026 Mobility Fee Update"); and

WHEREAS, Section 163.31801(6)(b)-(e), Florida Statutes, limits (with certain exceptions) impact fee increases to once every four (4) years, mandates that fee increases between 25 and 50 percent be implemented in in four (4) equal annual installments, and limits impact fee increases to a maximum of 50 percent of the existing impact fee rate; and

WHEREAS, the Board of County Commissioners desires to implement the 2026 Mobility Fee Update, including some fee increases and an implementation schedule that exceed the limits established in Florida Statutes, and to make other necessary amendments to the text of the County's mobility fee regulations to ensure consistency with Section 163.31801, Florida Statutes;

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and

WHEREAS, Section 163.31801(6)(g), Florida Statutes, allows a local government to increase mobility fees beyond the statutory phase-in limitations by establishing the need for such increase based on a recent demonstrated-need study, conducting at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations, approving the fee increase ordinance by a unanimous vote of the governing body, and implementing the increase in at least two but not more than four equal annual increments; and

WHEREAS, notice of this proposed ordinance amending the mobility fee regulations pursuant to Section 163.31801(4)(d), Florida Statutes, and notifying the public of proposed mobility fee increases beyond the statutory phase-in limitations, and notifying the public of two workshops dedicated to the extraordinary circumstances necessitating the need to exceed the statutory phase-in limitations, was published in the Tampa Bay Times on March 4, 2026; and

WHEREAS, on March 19, 2026, the Local Planning Agency conducted the first workshop along with a duly noticed public hearing and found the proposed amendments to the mobility fee regulations consistent with the Pasco County Comprehensive Plan and recommended approval; and

WHEREAS, the Board of County Commissioners conducted the second workshop along with a duly noticed public hearing on April 21, 2026, and a duly noticed public hearing on May 5, 2026, where the Board of County Commissioners considered all oral and written comments, including staff reports and information received during said public hearings and hereby finds and declares that (a) extraordinary circumstances necessitate exceeding the phase-in limitations in Section 163.31801(6), Florida Statutes, and (b) this Ordinance is consistent with the Pasco County Comprehensive Plan; and

WHEREAS, the citizens of Pasco County were provided with ample opportunity for comment and participation in this amendment process through Horizontal Roundtable and Interested Parties meeting, public meetings and public hearings; and

WHEREAS, in exercise of the authority referenced above the Board of County Commissioners of Pasco County has determined it is necessary and desirable to amend the mobility fee regulations in the Pasco County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

Section 1. Authority.

This Ordinance is enacted pursuant to Chapter 125 and 163, Florida Statutes (2025) and under the home rule powers of the County.

Section 2. Legislative Findings of Fact.

The WHEREAS Clauses above are true and accurate and are incorporated herein by reference and made a part of this Ordinance.

Section 3. Applicability.

All provisions of this Ordinance shall apply to the unincorporated areas of Pasco County, Florida.

Section 4. Amendments.

The Pasco County Land Development Code is hereby amended as shown and described in Attachment A, including replacement of associated Mobility Fee Schedules, Map 1302.2-B, and Exhibits 602-C and 603-C, attached hereto and made part hereof.

Section 5. Repealer.

Any and all ordinances in conflict herewith are hereby repealed to the extent of any conflict.

Section 6. Severability.

It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of this Ordinance shall be construed as not having contained said section, subsection, sentence, clause, or provisions and shall not be affected by such holding.

Section 7. Inclusion into the Land Development Code.

It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made part of the Pasco County Land Development Code and that the sections of this Ordinance may be renumbered or relettered.

Section 8. Scrivener's Error.

The County Attorney may correct scrivener's error found in this Ordinance by filing a corrected copy of this Ordinance with Board Records.

Section 9. Effective Date.

A certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk to the Board within ten (10) days after adoption. The Amendments in Attachment A shall take effect on July 1, 2026.

ADOPTED by unanimous vote of the governing board on this 19th day of May, 2026.

ATTEST:
JUNE 2nd
BY: _____
Nikki Alvarez-Sowles, Esq.
Clerk & Comptroller

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FL

BY: _____

Jack Mariano, Chairman

APPROVED
IN SESSION
MAY 19 2026
PASCO COUNTY
BCC

ATTACHMENT A

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CHAPTER 1300. CONCURRENCY AND IMPACT FEES

SECTION 1302. MOBILITY AND IMPACT FEES

1302.2. **Mobility Fees**

A. *Intent and Purpose*

1. Pasco County's growth requires major transportation network improvements. Development generating new transportation demands must pay a mobility fee which does not exceed a pro rata share of the anticipated transportation expansion costs to maintain an acceptable transportation system capacity and quality of life in the County.

2. The County is responsible for providing safe, efficient transportation facilities pursuant to Florida Statutes and the Pasco County Comprehensive Plan.

3. This section establishes a regulatory mobility fee for the exclusive purpose of providing increased transportation capacity needed due to new development, pursuant to the following:

    a. New development must pay its fair share of transportation expansion costs without shifting undue burden to existing residents.

    b. An administration fee is required to cover actual County costs of administering the mobility fee program.

    c. Payment of a mobility fee does not guarantee development approval; other transportation regulations still apply, with credits provided where impacts overlap.

    d. Fees may not exceed the amount necessary to offset new development's transportation demand. The methodology is conservative and does not fully recoup all growth-related costs.

4. This section implements state-supported mobility strategies, including:

    a. Encouraging multimodal, compact, mixed-use development.

    b. Using area-wide Level of Service (LOS) not dependent on any single road segment.

    c. Exempting or discounting urban, redevelopment, job-creating, and mixed-use projects such as Transit-Oriented Development (TOD), Traditional Neighborhood Development (TND), and development that incorporates Mixed-Use Trip Reduction Measures (MUTRM).

    d. Prioritizing bicycle/pedestrian safety and transit access.

e. Funding exemptions and/or discounts from revenue sources other than mobility fees.

5. This section implements the Comprehensive Plan policy requiring a multimodal mobility plan and mobility fee that:

a. Encourages specific land uses in specific locations.

b. Includes roadway, right-of-way, transit, bicycle and pedestrian, and Strategic Intermodal System (SIS) assessments.

c. Promotes compact, mixed use, energy efficient development.

d. Charges only for proportionate impacts, not backlogs.

B. *Findings*

It is hereby ascertained, determined, and declared that:

1. Transportation capital improvements are necessary to achieve projected levels of service, currently available revenues are insufficient, and mobility fees are a reasonable, proportionate method to fund growth related needs.

2. The County has replaced transportation concurrency with a mobility funding system consistent with state law, using tools such as multimodal planning, area wide LOS, and targeted discounts funded by non mobility fee sources (see also Pasco County Code of Ordinances, Chapter 2, Article VI, Division 3, Multi-Modal Tax Increment).

3. This section implements Comprehensive Plan Policy TRA 1.7.2 and supports TOD, TND, MUTRM, job-creating uses, locally owned small businesses, long-term county residents, and development within the designated urban concentration area.

a. The County desires to attract efficient forms of development and job-creating uses, especially within the urban concentration area designated within the Comprehensive Plan.

b. The County desires to retain locally owned small businesses and long-term county residents for its sustained welfare.

4. The Long-Range Transportation Plan (LRTP) and the ultimate lanes map and table of the Comprehensive Plan are together considered the multimodal mobility plan. The Mobility Fee Study and mobility fee structure are based on these documents, and the mobility fee revenues are used to implement the needs of the mobility plan, in compliance with state law.

5. Consistent with the requirements of Section 163.3180(5)(i), Florida Statutes, the County's mobility funding system and related

transportation analysis regulations (see Section 901.12) are not used to deny, time, or phase an application for site plan approval, plat approval, final subdivision approval, building permits, or the functional equivalent of such approvals, provided that the developer agrees to pay mobility fees. Furthermore, the County's mobility funding system does not impose upon new development any responsibility for funding an existing transportation deficiency (backlog), as defined in state law.

6. This section ensures that Villages of Pasadena Hills (VOPH) mobility fees and tax increment revenues are managed consistent with the VOPH Financial Plan, invites municipalities to join the mobility fee program without requiring participation, and ensures that impacts to the SIS are addressed in consultation with the Florida Department of Transportation (FDOT).

7. The County shall be divided into separate Mobility Fee Assessment Districts and Collection/Benefit Districts. The Assessment Districts depict areas of urban, suburban, and rural forms of development and ensure that fee magnitudes in each area are commensurate with project impacts and infrastructure needs. The Collection/Benefit Districts ensure fees are spent in the areas that generate them in compliance with the "dual rational nexus test" established by the Florida Supreme Court and other applicable law.

8. Administering the mobility fee program requires extensive studies, accounting, coordination, credit management, and refund administration; the administration fee covers but does not exceed these costs.

9. Pasco County mobility fees include components for roadways, transit, bicycle/pedestrian facilities, SIS, and land acquisition (ROW). The BCC find that these components constitute distinct general categories or classes of transportation public facilities or infrastructure for purposes of credit requirements in state law. Per Section 163.3164, Florida Statutes, "public facilities" are "major" capital improvements for transportation , and the definition of "capital improvements" in Section 163.3164, Florida Statutes, is limited to assets which are "typically large scale and high in cost," and typically "identified as existing or projected needs" in the Comprehensive Plan. Accordingly, the BCC finds that (a) the only creditable transportation public facilities for mobility fee purposes, and for purposes of the credit requirements in state law, are those major collector and arterial corridors and associated bicycle, pedestrian, and transit facilities identified as existing or projected needs in the County's Comprehensive Plan Transportation Element or the LRTP, and that creditable transportation public facilities do not include site access improvements, substandard road improvements, or improvements to local roadways, unless the BCC elects to provide credits for such infrastructure in a development approval.

C. *Adoption of Mobility Fee and Administration Fee Studies*

The BCC hereby adopts and incorporates by reference the following studies:

1. The County Multi-Modal Mobility Fee Studies (2011, 2014, 2018, 2021, and 2026).

2. The Administration Fee Studies (2009, 2011, 2014, 2018, and 2026).

D. *Review and Update*

Full reevaluation of the Mobility Fee Study and Administration Fee Study shall commence no later than every four (4) years after the most recent update.

Any mobility fee subsidy deficiency identified during reevaluation shall be funded from non-mobility fee sources within four (4) years.

E. *Applicability*

1. This section shall apply to all lands located within unincorporated Pasco County and in any participating municipalities.

2. Mobility Fee Assessment Districts

a. The County and participating municipalities have been divided or placed into three Assessment Districts, as depicted on Map 1302.2-A.

(1) Assessment District "A" is the "Urban" Assessment District subject to the "urban" mobility fees.

(2) Assessment District "B" is the "Suburban" Assessment District subject to the "suburban" mobility fees.

(3) Assessment District "C" is the "Rural" Assessment District subject to the "rural" mobility fees; except if only one (1) single-family residential home or accessory dwelling unit is constructed on a lot that is equal to or greater than five (5) acres in size, that use is subject to the corresponding suburban mobility fee.

Development spanning Assessment Districts is subject to the lower mobility fees unless less than fifteen (15) percent of the total development lies in that district; Non-contiguous portions of developments (e.g. separated by a collector or arterial roadway or water body) follow their own district.

b. Assessment Districts determine fee rates and subsidy amounts, not spending locations.

c. Assessment District boundaries must align with Comprehensive Plan Market Areas. If they are inconsistent, Map 1302.2-A shall be amended to match in the next Mobility Fee update study.

F. *Procedures for Imposition, Calculation, and Collection*

1. Imposition

   a. Mobility and administration fees are assessed at Building Permit issuance and paid prior to the issuance of the Certificate of Occupancy (CO). If no Building Permit is required, fees are assessed at Development Permit and paid prior to final site inspection. Mining operations follow conditional use operating permit conditions.

   b. Updated fee schedules apply to complete permit applications submitted on or after the effective date set forth in the applicable Mobility Fee Schedule. The amounts shown in the Fee Schedule are net fees to be paid by an applicant. Components of the net fee allocated to each transportation facility category and any required subsidies are provided in the Mobility Fee Study. The updated Administration Fee shall apply to complete permit applications submitted on or after the effective date of the first mobility fee increase in the Mobility Fee Schedule.

   c. Shell buildings and foundation permits are not assessed fees. In these cases, fees are assessed at Building Permit issuance for each interior build out.

2. Calculation

   a. Fees are calculated upon receipt of a complete permit application, with applicable credits applied to mobility fees but not administration fees. Nonbinding estimates may be requested, but are subject to change when a complete permit application is made.

   b. Mobility fees are determined by the Mobility Fee Schedule or an Independent Mobility Fee Study, multiplied by the number of units in the permit application.

   c. The Administration Fee is Two Hundred Seventy Seven and 00/100 Dollars ($277.00) per permit for all land uses, including those with $0.00 mobility fee.

   d. Land uses that are not specifically listed in the Mobility Fee Schedule shall be assessed using the most similar land use in the Mobility Fee Schedule or the Impact Fee Land Use Cross-Reference Table, found in Appendix A of the Administrative Procedures Manual.

   e. Mobility fees for alterations are assessed and paid prior to issuance of a development permit creating an increased transportation impact, and calculated as the fee for the new land use less the fee for the most recent prior use or a preceding use that paid transportation impact or mobility fees to mitigate a greater impact.

f. Fees for buildings with more than one land use are assessed separately for each use that exceeds thirty-five (35) percent of the gross square feet of the building. All other uses are assessed per the most common use of the building. This rule does not apply to residential, lodging, office, or industrial uses, which shall be assessed the applicable rate for the specific single use, and which shall not be used in the calculation of the size of the entire building. This rule also does not apply to uses classified in the Mobility Fee Schedule as recreation, institutions, or retail if the most common use of the remainder of the building is lodging, office, or industrial; in such cases, the recreation, institutions, or retail use shall be assessed at its specific-use rate.

g. Fees within the VOPH and Connected City were modified and surcharges assessed as set forth in their respective financial plans and LDC sections 602 and 603.

h. Permit applications for some land uses and development types must meet eligibility criteria:

(1) To use any "age-restricted" rate, an applicant must first record deed restrictions in accordance with LDC section 1302.1.D to ensure the property will remain age-restricted.

(2) To use the “Affordable Single Family” rate the application must be for an owner-occupied single-family detached dwelling that is affordable to a family with a median income that does not exceed one hundred twenty (120) percent of the median income for the Tampa-St. Petersburg-Clearwater standard metropolitan statistical area. To use the “Affordable Multi-Family” rate, the application must be for a multi-family rental dwelling unit that is affordable to a family with a median income that does not exceed sixty (60) percent of the median income for the Tampa-St. Petersburg-Clearwater standard metropolitan statistical area. To qualify for either affordable housing rate, the dwelling unit, or the larger planned development that includes the dwelling unit, or the multiple family building, as applicable, must be designated as affordable by the County Administrator or designee consistent with the foregoing definition and applicable Federal, State, and local income and expense criteria for affordable housing and must be sold or leased to a family that satisfies the foregoing income criteria, as determined by the County Administrator or designee. The County shall impose deed restrictions, mortgage requirements, and/or liens (“Restrictions”) that ensure that any dwelling unit or multiple-family building that is assessed the affordable

housing rate remains affordable for the time period set forth in such Restrictions. During the time period set forth in such Restrictions, the owner of any dwelling unit or multiple family building that was assessed the affordable housing rate that resells or leases such dwelling unit at a price that is no longer affordable or resells or leases such dwelling unit to a family that does not satisfy the foregoing income criteria shall be required to pay to the County the difference between the affordable housing rate and the rate that such unit or building would have been assessed had such unit or building not qualified for the affordable housing rate.

(3) To use the MUTRM rates, the development must be located in a MUTRM Compact Development Area.

(4) To use the TND rates, the development must comply with LDC section 601.

(5) To use the TOD rates, the development must either:

(a) Receive BCC approval of a Transit Station Area Plan.

(b) Be in a Transit Center Overlay and comply with TOD Design Principles.

(c) Be declared a TOD in a BCC development approval.

(d) Be a locally owned small retail, recreation or institution business that is majority owned by a homestead or permanent resident of Pasco, Hillsborough, Pinellas, Hernando, Sumter or Polk county; is not part of a chain located outside of these counties; employs 25 or fewer employees; and provides a performance guarantee which ensures payment of the difference between the standard fee and the TOD fee if the business is no longer majority owned by a homestead or permanent resident of Pasco, Hillsborough, Pinellas, Hernando, Sumter or Polk county.

(e) Be submitted as a residential owner-builder pursuant to Section 489.103(7), Florida Statutes, by an individual who has resided in Pasco County for at least 10 non-consecutive years.

(6) A permit application within the rural area on a lot 5 acres or larger for a single-family detached dwelling unit or an

accessory dwelling unit shall pay the corresponding suburban rate.

i. Independent Mobility Fee Study. A person may submit an Independent Study if:

(1) They believe the demand variables (trip length, trip rate, percent new trips) for their land use are incorrect.

(2) Their land use is unique or restrictive and verifiable through the Building Permit process.

(3) Their land use is missing from, or incorrectly assigned in, the Mobility Fee Schedule.

Only demand variables may be challenged. The study cannot be used for site-specific trip characteristics that cannot be tracked through permitting.

Requests must be submitted within sixty (60) days of Development Permit issuance. If the study is not fully reviewed prior to CO issuance, the applicant shall pay the scheduled fee; refunds are issued later if the study is accepted.

The Independent Study shall follow the Administrative Procedures Manual. The County Administrator may reject noncompliant studies. The County may charge a review fee not exceeding actual review costs, that is in addition to the administration fee.

j. Exemptions. The following are exempt from both mobility and administration fees:

(1) Alterations that do not increase the assessed mobility fee.

(2) Residential additions totaling less than 500 square feet since October 1, 2007 (or since the most recent post-1985 dwelling unit).

(3) Government Buildings (exemption expires if the building ceases to be a government building; it is considered a subsidy at that time).

(4) Alterations or redevelopment in the West Market Area, except administration fees; permits issued before April 9, 2014; office, industrial or lodging permits issued after the initial effective date of mobility fees; or sites where ≥ seventy-five (75) percent of developable land is vacant (These exemptions count as subsidies).

(5) Development in the West Market Area Vacant Incentive Zone.

k. Credits. Credits are provided for constructing, conveying right-of-way for, or paying cash toward eligible transportation capital improvements. Credits apply only to the corresponding mobility fee category (roadway, SIS, transit, bike/ped, ROW) unless otherwise approved by the BCC.

(1) Site access and substandard roadway improvements are not creditable unless approved by the BCC.

(2) Creditable improvements must appear in the CIP, CIE, Transportation Element, or LRTP.

(3) Applicants must submit proof of construction costs.

(4) Right-of-way costs are based on fair market value determined via appraisal or using 115 percent of assessed value.

(5) County Administrator determinations shall specify the amount and timetable for the credit.

(6) Credit applications shall be made within ninety (90) days of construction completion unless extended by the BCC.

(7) Credits may be sold or transferred within the same Collection/Benefit District, or to an adjacent District if approved by the County Administrator pursuant to the Administrative Procedures Manual.

(8) Credits are issued to the person who funded the improvement or their successor unless the BCC assigns them otherwise.

(9) Credit transfers require a notarized letter from the credit owner and are effective upon County acceptance.

(10) Pre-2011 transportation impact fee credits convert dollar for dollar to roadway and bicycle/pedestrian mobility fee credits. Pre-2021 roadway mobility fee credits convert dollar for dollar to roadway and ROW mobility fee credits.

3. Collection

a. Mobility fees must be paid unless the applicant qualifies for an exemption or credit.

b. Mobility fees are due prior to CO issuance or final inspection. Mining operation fees are due per conditions.

c. Mobility fees (but not accruing interest) are held in separate accounts by Collection/Benefit District.

d. Mobility and administration fees are in addition to all other County fees.

e. Mobility fee payment obligations run with the land.

f. Enforcement follows LDC Chapter 108 procedures. Violations include failure to pay fees or providing false or misleading information. Owners, tenants, contractors, agents, or others involved may be held responsible. Each day a required mobility fee remains unpaid constitutes a separate offense.

G. *Mobility Fee Accounts and Collection/Benefit Districts, Appropriation, and Refunds*

1. Mobility Fee Accounts and Collection/Benefit Districts

a. Five (5) separate Collection/Benefit Districts and mobility fee accounts are established as shown in Map 1302.2-B. Each account contains subaccounts for roadway, SIS, transit, bicycle/pedestrian, and ROW fees. Mobility fees are deposited into the District account where they are collected.

b. Required mobility fee subsidies and deficiency transfers calculated pursuant to Chapter 2, Article VI, Division 3 of the Code of Ordinances, Multi-Modal Tax Increment, for each Collection/Benefit District, shall be allocated proportionally among fee categories.

c. Participating municipality mobility fees are handled per interlocal agreements.

d. Assessment Districts do not determine where mobility fees are spent.

e. Administration fees shall be placed in separate accounts and allocated based on actual administrative effort. The allocation and collection of the administration fee shall ensure that the administration fee does not exceed the County's actual cost of mobility fee administration and implementation.

f. The Office of Management and Budget or the Clerk & Comptroller shall implement proper accounting controls.

2. Appropriation

a. Mobility fees may only be used for transportation capital expenses included in the CIP, CIE, Transportation Element or LRTP that benefit new development. Fees may be used in the

Collection/Benefit District, or an adjacent District if approved by the County Administrator pursuant to the Administrative Procedures Manual.

b. Mobility fee uses must generally match fee categories, but multimodal improvements may use multiple fee categories.

c. SIS mobility fee usage must benefit SIS facilities and requires consultation with the Florida Department of Transportation.

d. Mobility fees shall not be used to buy back credits.

3. Refunds

Mobility fees must be refunded if not encumbered within eight (8) years.

Owners must request refunds within 1 year after the 8-year period.

Mobility fee encumbrances follow a first-in, first-out accounting method.

H. *Effect on Other Regulations and Development Approvals*

1. References to TIF or Transportation Impact Fees or credits are deemed references to mobility fees.

2. Payment of mobility fees does not satisfy other County land development regulations, including regulations relating to transportation corridor management, collector and arterial spacing, access management, substandard roads, secondary access, and transportation analysis. However, if such regulations require transportation mitigation for the same impacts addressed through the payment of mobility fees, such regulations provide for credits against mobility fees consistent with State and Federal law and this section.

3. Listing a land use in the Mobility Fee Schedule does not imply zoning or Comprehensive Plan approval.

4. No amendments to existing Development Approvals are required to implement these changes or changed references.

Fee Schedule Attachments

Fee schedules in this attachment are provided in two groups, one group for each effective date of applicability. Within each group, schedules are arranged by fee district (Urban, Suburban, and Rural) and then by form of development (Standard, MUTRM, TND, and TOD) as applicable.

Fee Schedule Effective 7/1/2026

Land Use	Unit	Urban				Suburban				Rural		
		Standard	MUTRM	TND	TOD	Standard	MUTRM	TND	TOD	Standard	MUTRM	TND
RESIDENTIAL												
Single-Family(Detached)												
Accessory Dwelling Unit	du	$2,684	$2,013	$1,342	$671	$3,764	$2,823	$1,882	$941	$4,346	$3,259	$2,173
Affordable Single Family	du	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
0 to 1,500 s.f.	du	$6,109	$4,582	$3,055	$1,527	$8,928	$6,696	$4,464	$2,232	$10,559	$7,919	$5,279
1,501 to 2,499 s.f.	du	$7,983	$5,987	$3,992	$1,996	$11,660	$8,745	$5,830	$2,915	$13,768	$10,326	$6,884
2,500 s.f. and greater	du	$9,098	$6,823	$4,549	$2,274	$13,295	$9,971	$6,647	$3,324	$15,757	$11,817	$7,878
Affordable Multi-Family	du	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Multi-Family Apartments	du	$6,550	$4,913	$3,275	$1,638	$10,228	$7,671	$5,114	$2,557	$13,064	$9,798	$6,532
Low-Rise Condo/Townhome (1-2 stories)	du	$5,281	$3,961	$2,641	$1,320	$7,755	$5,816	$3,878	$1,939	$9,166	$6,874	$4,583
High-Rise Condominium (3+ stories)	du	$3,381	$2,536	$1,690	$845	$4,892	$3,669	$2,446	$1,223	$6,586	$4,940	$3,293
Mobile Home Park	du	$2,965	$2,224	$1,482	$741	$4,372	$3,279	$2,186	$1,093	$5,177	$3,883	$2,588
Age Restricted Single Family	du	$3,118	$2,338	$1,559	$779	$4,588	$3,441	$2,294	$1,147	$5,454	$4,090	$2,727
Age Restricted Apartments	du	$1,237	$928	$619	$309	$2,237	$1,678	$1,119	$559	$2,706	$2,029	$1,353
Congregate Care Facility (Attached)	du	$935	$701	$467	$234	$1,486	$1,115	$743	$372	$1,807	$1,355	$903
LODGING:												
Hotel	room	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Motel	room	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Resort Hotel	room	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RECREATION:												
General Recreation	acre	$415	$311	$207	$104	$576	$432	$288	$144	$681	$511	$340
RV Park	RV space	$770	$578	$385	$193	$1,138	$853	$569	$284	$1,340	$1,005	$670
Marina	berth	$1,542	$1,156	$771	$385	$2,075	$1,556	$1,037	$519	$2,435	$1,826	$1,218
Golf Course	hole	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Miniature Golf Course	hole	$1,777	$1,333	$889	$444	$2,406	$1,805	$1,203	$602	$2,827	$2,121	$1,414
Bowling Alley	1,000 sf	$7,925	$5,944	$3,963	$1,981	$11,008	$8,256	$5,504	$2,752	$13,017	$9,763	$6,508
Movie Theater	screen	$19,706	$14,780	$9,853	$4,927	$27,745	$20,809	$13,873	$6,936	$33,943	$25,457	$16,971
Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$6,412	$4,809	$3,206	$1,603	$8,723	$6,542	$4,361	$2,181	$10,277	$7,708	$5,138
Community Center/Gymnasium	1,000 sf	$14,192	$10,644	$7,096	$3,548	$19,149	$14,362	$9,574	$4,787	$22,484	$16,863	$11,242
Ice Hockey Arena	1,000 sf	$5,067	$3,801	$2,534	$1,267	$6,971	$5,228	$3,486	$1,743	$8,216	$6,162	$4,108
INSTITUTIONS:												
Elementary School	student	$761	$571	$381	$190	$978	$734	$489	$245	$1,244	$933	$622
Middle School	student	$883	$662	$441	$221	$1,158	$869	$579	$290	$1,477	$1,107	$738
High School	student	$870	$652	$435	$217	$1,086	$815	$543	$272	$1,443	$1,082	$721
Jr. College	student	$909	$682	$454	$227	$981	$736	$491	$245	$1,291	$968	$645
University	student	$1,116	$837	$558	$279	$1,246	$934	$623	$311	$1,639	$1,229	$819
Church	1,000 sf	$3,100	$2,325	$1,550	$775	$3,408	$2,556	$1,704	$852	$4,536	$3,402	$2,268
Day Care	student	$422	$316	$211	$105	$599	$449	$300	$150	$818	$613	$409
Cemetery	acre	$4,327	$3,245	$2,164	$1,082	$5,423	$4,067	$2,711	$1,356	$7,040	$5,280	$3,520
Hospital	1,000 sf	$7,233	$5,425	$3,617	$1,808	$7,812	$5,859	$3,906	$1,953	$10,274	$7,706	$5,137
Nursing Home	bed	$726	$544	$363	$181	$956	$717	$478	$239	$1,276	$957	$638

Fee Schedule Effective 7/1/2026 (continued)

		Urban				Suburban				Rural		
Land Use	**Unit**	**Standard**	**MUTRM**	**TND**	**TOD**	**Standard**	**MUTRM**	**TND**	**TOD**	**Standard**	**MUTRM**	**TND**
OFFICE:												
General Office	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Medical Office	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Park	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Research and Development Center	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Veterinarian Clinic	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RETAIL:												
Mini-Warehouse/Self-Storage	1,000 sf	$622	$467	$311	$156	$823	$617	$411	$206	$1,474	$1,106	$737
Free-Standing RV/Boat Storage	Acre	$3,265	$2,449	$1,633	$816	$3,730	$2,798	$1,865	$933	$5,837	$4,378	$2,919
Hardware/Paint	1,000 sf	$873	$654	$436	$218	$1,241	$930	$620	$310	$1,947	$1,461	$974
Retail <40,000 sfgla	1,000 sfgla	$10,953	$8,215	$5,477	$2,738	$13,172	$9,879	$6,586	$3,293	$19,059	$14,294	$9,529
Retail 40-150 ksfgla	1,000 sfgla	$14,277	$10,708	$7,138	$3,569	$16,866	$12,649	$8,433	$4,216	$24,939	$18,704	$12,470
Retail greater than 150,000 sfgla	1,000 sfgla	$9,221	$6,916	$4,611	$2,305	$10,927	$8,195	$5,464	$2,732	$15,354	$11,515	$7,677
Specialty Retail	1,000 sf	$16,288	$12,216	$8,144	$4,072	$19,218	$14,414	$9,609	$4,805	$26,627	$19,970	$13,313
Non-Veterinary Kennel	1,000 sf	$5,869	$4,402	$2,934	$1,467	$6,653	$4,990	$3,326	$1,663	$9,026	$6,769	$4,513
New/Used Auto Sales	1,000 sf	$11,393	$8,545	$5,696	$2,848	$12,860	$9,645	$6,430	$3,215	$18,555	$13,916	$9,277
Tire Store	1,000 sf	$6,253	$4,690	$3,126	$1,563	$7,203	$5,402	$3,601	$1,801	$10,856	$8,142	$5,428
Convenience/Gasoline Store	1,000 sf	$34,337	$25,753	$17,168	$8,584	$40,271	$30,203	$20,136	$10,068	$47,367	$35,525	$23,684
Home Improvement Superstore	1,000 sf	$4,827	$3,621	$2,414	$1,207	$5,716	$4,287	$2,858	$1,429	$8,212	$6,159	$4,106
Pharmacy/Drug Store	1,000 sf	$7,002	$5,251	$3,501	$1,750	$8,454	$6,340	$4,227	$2,113	$12,072	$9,054	$6,036
Furniture Store	1,000 sf	$2,086	$1,565	$1,043	$522	$2,426	$1,820	$1,213	$607	$3,341	$2,505	$1,670
Bank/Savings w/Drive-Thru	1,000 sf	$11,955	$8,966	$5,977	$2,989	$13,826	$10,369	$6,913	$3,456	$16,816	$12,612	$8,408
Breakfast and Lunch Restaurant	1,000 sf	$11,926	$8,945	$5,963	$2,982	$13,629	$10,222	$6,814	$3,407	$16,326	$12,245	$8,163
Restaurant without Drive-Thru	1,000 sf	$16,721	$12,541	$8,361	$4,180	$19,108	$14,331	$9,554	$4,777	$29,917	$22,438	$14,959
Restaurant w/Drive-Thru	1,000 sf	$75,609	$56,707	$37,805	$18,902	$87,346	$65,510	$43,673	$21,837	$101,911	$76,433	$50,956
Quick Lube	bays	$8,764	$6,573	$4,382	$2,191	$10,095	$7,571	$5,048	$2,524	$12,170	$9,127	$6,085
Auto Repair or Body Shop	1,000 sf	$6,886	$5,164	$3,443	$1,721	$7,932	$5,949	$3,966	$1,983	$12,466	$9,350	$6,233
Gasoline Station w/o Conv. Store	fuel pos.	$6,113	$4,585	$3,057	$1,528	$7,250	$5,438	$3,625	$1,813	$9,096	$6,822	$4,548
Self-Service Car Wash	bays	$13,759	$10,320	$6,880	$3,440	$16,401	$12,301	$8,201	$4,100	$20,873	$15,654	$10,436
C-Store/Gasoline/Fast Food Store	1,000 sf	$68,609	$51,457	$34,304	$17,152	$79,969	$59,977	$39,985	$19,992	$97,382	$73,037	$48,691
INDUSTRIAL:												
General Light Industrial	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
General Heavy Industrial	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Industrial Park	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Manufacturing	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Warehouse	1,000 sf	$549	$412	$274	$137	$597	$448	$299	$149	$717	$538	$359
High-Cube Warehouse/Parcel Fulfillment	1,000 sf	$2,425	$1,819	$1,213	$606	$2,616	$1,962	$1,308	$654	$3,132	$2,349	$1,566
Airport Hangar	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER:												
Mining	1,000 cy	$66	$50	$33	$17	$72	$54	$36	$18	$89	$67	$45

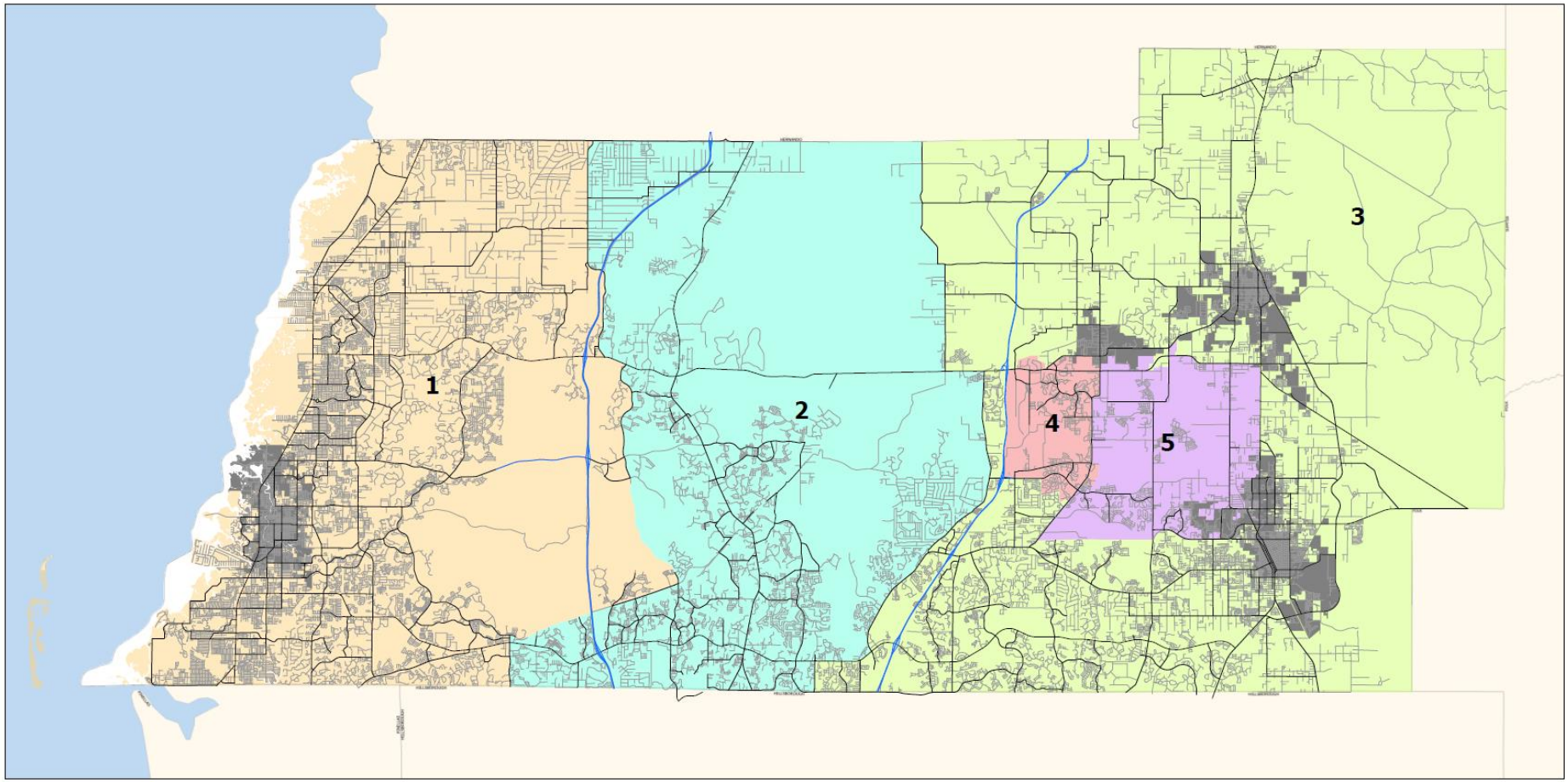
Fee Schedule Effective 7/1/2027

		Urban				Suburban				Rural		
Land Use	Unit	Standard	MUTRM	TND	TOD	Standard	MUTRM	TND	TOD	Standard	MUTRM	TND
RESIDENTIAL												
Single-Family(Detached)												
Accessory Dwelling Unit	du	$3,058	$2,293	$1,529	$764	$4,488	$3,366	$2,244	$1,122	$5,432	$4,074	$2,716
Affordable Single Family	du	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
0 to 1,500 s.f.	du	$7,522	$5,641	$3,761	$1,880	$10,944	$8,208	$5,472	$2,736	$13,210	$9,907	$6,605
1,501 to 2,499 s.f.	du	$9,399	$7,049	$4,700	$2,350	$13,675	$10,256	$6,838	$3,419	$16,507	$12,380	$8,253
2,500 s.f. and greater	du	$11,072	$8,304	$5,536	$2,768	$16,109	$12,082	$8,054	$4,027	$19,444	$14,583	$9,722
Affordable Multi-Family	du	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Multi-Family Apartments	du	$8,233	$6,175	$4,117	$2,058	$12,085	$9,064	$6,042	$3,021	$14,628	$10,971	$7,314
Low-Rise Condo/Townhome (1-2 stories)	du	$6,051	$4,538	$3,025	$1,513	$8,881	$6,661	$4,441	$2,220	$10,750	$8,063	$5,375
High-Rise Condominium (3+ stories)	du	$4,107	$3,081	$2,054	$1,027	$6,029	$4,522	$3,015	$1,507	$7,298	$5,473	$3,649
Mobile Home Park	du	$3,446	$2,584	$1,723	$861	$5,079	$3,809	$2,540	$1,270	$6,154	$4,616	$3,077
Age Restricted Single Family	du	$4,070	$3,053	$2,035	$1,018	$5,966	$4,475	$2,983	$1,492	$7,216	$5,412	$3,608
Age Restricted Apartments	du	$1,880	$1,410	$940	$470	$2,818	$2,113	$1,409	$704	$3,442	$2,581	$1,721
Congregate Care Facility (Attached)	du	$1,366	$1,024	$683	$341	$2,048	$1,536	$1,024	$512	$2,513	$1,885	$1,256
LODGING:												
Hotel	room	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Motel	room	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Resort Hotel	room	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RECREATION:												
General Recreation	acre	$415	$311	$207	$104	$576	$432	$288	$144	$681	$511	$340
RV Park	RV space	$856	$642	$428	$214	$1,195	$896	$597	$299	$1,415	$1,061	$708
Marina	berth	$1,675	$1,256	$838	$419	$2,302	$1,727	$1,151	$576	$2,709	$2,032	$1,355
Golf Course	hole	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Miniature Golf Course	hole	$2,294	$1,720	$1,147	$573	$3,153	$2,365	$1,576	$788	$3,710	$2,782	$1,855
Bowling Alley	1,000 sf	$7,925	$5,944	$3,963	$1,981	$11,008	$8,256	$5,504	$2,752	$13,017	$9,763	$6,508
Movie Theater	screen	$24,956	$18,717	$12,478	$6,239	$36,061	$27,045	$18,030	$9,015	$43,738	$32,804	$21,869
Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	$7,847	$5,885	$3,923	$1,962	$10,899	$8,175	$5,450	$2,725	$12,888	$9,666	$6,444
Community Center/Gymnasium	1,000 sf	$18,092	$13,569	$9,046	$4,523	$24,844	$18,633	$12,422	$6,211	$29,260	$21,945	$14,630
Ice Hockey Arena	1,000 sf	$9,239	$6,929	$4,620	$2,310	$12,581	$9,435	$6,290	$3,145	$14,799	$11,099	$7,400
INSTITUTIONS:												
Elementary School	student	$1,026	$770	$513	$257	$1,123	$842	$562	$281	$1,492	$1,119	$746
Middle School	student	$1,058	$794	$529	$265	$1,158	$869	$579	$290	$1,538	$1,154	$769
High School	student	$993	$744	$496	$248	$1,086	$815	$543	$272	$1,443	$1,082	$721
Jr. College	student	$909	$682	$454	$227	$981	$736	$491	$245	$1,291	$968	$645
University	student	$1,154	$865	$577	$288	$1,246	$934	$623	$311	$1,639	$1,229	$819
Church	1,000 sf	$3,100	$2,325	$1,550	$775	$3,408	$2,556	$1,704	$852	$4,536	$3,402	$2,268
Day Care	student	$539	$404	$269	$135	$611	$458	$305	$153	$829	$622	$414
Cemetery	acre	$5,021	$3,766	$2,510	$1,255	$5,423	$4,067	$2,711	$1,356	$7,132	$5,349	$3,566
Hospital	1,000 sf	$7,233	$5,425	$3,617	$1,808	$7,812	$5,859	$3,906	$1,953	$10,274	$7,706	$5,137
Nursing Home	bed	$853	$639	$426	$213	$956	$717	$478	$239	$1,288	$966	$644

Fee Schedule Effective 7/1/2027 (Continued)

		Urban				Suburban				Rural		
Land Use	Unit	Standard	MUTRM	TND	TOD	Standard	MUTRM	TND	TOD	Standard	MUTRM	TND
OFFICE:												
General Office	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Medical Office	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Park	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Research and Development Center	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Veterinarian Clinic	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RETAIL:												
Mini-Warehouse/Self-Storage	1,000 sf	$938	$703	$469	$234	$1,071	$803	$536	$268	$1,676	$1,257	$838
Free-Standing RV/Boat Storage	Acre	$3,265	$2,449	$1,633	$816	$3,730	$2,798	$1,865	$933	$5,837	$4,378	$2,919
Hardware/Paint	1,000 sf	$1,282	$961	$641	$320	$1,494	$1,121	$747	$374	$2,386	$1,789	$1,193
Retail <40,000 sfgla	1,000 sfgla	$12,533	$9,400	$6,267	$3,133	$14,611	$10,958	$7,305	$3,653	$23,331	$17,498	$11,665
Retail 40-150 ksfgla	1,000 sfgla	$20,092	$15,069	$10,046	$5,023	$23,155	$17,366	$11,577	$5,789	$36,659	$27,494	$18,329
Retail greater than 150,000 sfgla	1,000 sfgla	$10,343	$7,757	$5,171	$2,586	$11,813	$8,860	$5,907	$2,953	$18,397	$13,798	$9,198
Specialty Retail	1,000 sf	$16,921	$12,691	$8,460	$4,230	$19,326	$14,495	$9,663	$4,832	$30,094	$22,570	$15,047
Non-Veterinary Kennel	1,000 sf	$5,869	$4,402	$2,934	$1,467	$6,653	$4,990	$3,326	$1,663	$9,026	$6,769	$4,513
New/Used Auto Sales	1,000 sf	$11,393	$8,545	$5,696	$2,848	$12,860	$9,645	$6,430	$3,215	$19,883	$14,913	$9,942
Tire Store	1,000 sf	$6,253	$4,690	$3,126	$1,563	$7,203	$5,402	$3,601	$1,801	$11,320	$8,490	$5,660
Convenience/Gasoline Store	1,000 sf	$38,170	$28,627	$19,085	$9,542	$44,507	$33,380	$22,253	$11,127	$55,133	$41,350	$27,566
Home Improvement Superstore	1,000 sf	$4,960	$3,720	$2,480	$1,240	$5,716	$4,287	$2,858	$1,429	$9,049	$6,787	$4,525
Pharmacy/Drug Store	1,000 sf	$7,422	$5,566	$3,711	$1,855	$8,648	$6,486	$4,324	$2,162	$13,798	$10,349	$6,899
Furniture Store	1,000 sf	$2,367	$1,775	$1,183	$592	$2,640	$1,980	$1,320	$660	$4,068	$3,051	$2,034
Bank/Savings w/Drive-Thru	1,000 sf	$11,955	$8,966	$5,977	$2,989	$13,826	$10,369	$6,913	$3,456	$16,816	$12,612	$8,408
Breakfast and Lunch Restaurant	1,000 sf	$11,926	$8,945	$5,963	$2,982	$13,629	$10,222	$6,814	$3,407	$16,326	$12,245	$8,163
Restaurant without Drive-Thru	1,000 sf	$16,721	$12,541	$8,361	$4,180	$19,108	$14,331	$9,554	$4,777	$29,917	$22,438	$14,959
Restaurant w/Drive-Thru	1,000 sf	$89,793	$67,345	$44,897	$22,448	$104,624	$78,468	$52,312	$26,156	$127,355	$95,517	$63,678
Quick Lube	bays	$8,764	$6,573	$4,382	$2,191	$10,095	$7,571	$5,048	$2,524	$12,170	$9,127	$6,085
Auto Repair or Body Shop	1,000 sf	$6,886	$5,164	$3,443	$1,721	$7,932	$5,949	$3,966	$1,983	$12,466	$9,350	$6,233
Gasoline Station w/o Conv. Store	fuel pos.	$6,113	$4,585	$3,057	$1,528	$7,250	$5,438	$3,625	$1,813	$9,096	$6,822	$4,548
Self-Service Car Wash	bays	$16,138	$12,104	$8,069	$4,035	$18,815	$14,111	$9,407	$4,704	$23,303	$17,477	$11,651
C-Store/Gasoline/Fast Food Store	1,000 sf	$68,609	$51,457	$34,304	$17,152	$79,969	$59,977	$39,985	$19,992	$97,382	$73,037	$48,691
INDUSTRIAL:												
General Light Industrial	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
General Heavy Industrial	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Industrial Park	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Manufacturing	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Warehouse	1,000 sf	$1,098	$823	$549	$274	$1,194	$896	$597	$299	$1,435	$1,076	$717
High-Cube Warehouse/Parcel Fulfillment	1,000 sf	$4,851	$3,638	$2,425	$1,213	$5,231	$3,923	$2,616	$1,308	$6,265	$4,698	$3,132
Airport Hangar	1,000 sf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER:												
Mining	1,000 cy	$79	$59	$39	$20	$84	$63	$42	$21	$101	$76	$50

Map 1302.2-B Mobility Fee Collection/Benefit Districts



PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

1 - West
2 - Central
3 - East
4 - Connected City
5 - Villages of Pasadena Hills
Municipalities

0 1 2 4 6 8 Miles

N
W E
S

Created 3/31/2026

EXHIBIT 602-C VOPH TRANSPORTATION SURCHARGES EFFECTIVE 7/1/2026

Land Use	Unit	Standard	MUTRM	TND	TOD
Single Family (Detached)					
< 1,500 s.f.	du	0.00%	0.00%	0.00%	0.00%
1,500 - 2,500 s.f.	du	0.00%	0.00%	0.00%	0.00%
> 2,500 s.f.	du	0.00%	0.00%	0.00%	0.00%
Age Restricted Single Family	du	0.00%	0.00%	0.00%	0.00%
Accessory Dwelling Unit	du	0.00%	0.00%	0.00%	0.00%
Affordable Single Family	du	0.00%	0.00%	0.00%	0.00%
Mobile Home Park	du	0.00%	0.00%	0.00%	0.00%
Multi-Family Apartments	du	0.00%	0.00%	0.00%	0.00%
Age Restricted Apartments	du	0.00%	0.00%	0.00%	0.00%
Affordable Multi-Family	du	0.00%	0.00%	0.00%	0.00%
Low-Rise Condo/Townhouse (1-2 stories)	du	0.00%	0.00%	0.00%	0.00%
High-Rise Condo (≥ 3 stories)	du	0.00%	0.00%	0.00%	0.00%
Congregate Care Facility (Attached)	du	0.00%	0.00%	0.00%	0.00%
All Other Uses	Varies	0.00%	0.00%	0.00%	0.00%

EXHIBIT 603-C CC TRANSPORTATION SURCHARGES EFFECTIVE 7/1/2026

Land Use	Unit	Standard	MUTRM	TND	TOD
Single Family (Detached)					
< 1,500 s.f.	du	0.05%	0.05%	0.03%	0.07%
1,500 - 2,500 s.f.	du	0.05%	0.05%	0.03%	0.07%
> 2,500 s.f.	du	0.05%	0.05%	0.03%	0.07%
Age Restricted Single Family	du	0.05%	0.05%	0.03%	0.07%
Accessory Dwelling Unit	du	0.05%	0.05%	0.03%	0.07%
Affordable Single Family	du	0.05%	0.05%	0.03%	0.07%
Mobile Home Park	du	0.05%	0.05%	0.03%	0.07%
Multi-Family Apartments	du	0.05%	0.03%	0.05%	0.00%
Age Restricted Apartments	du	0.05%	0.03%	0.05%	0.00%
Affordable Multi-Family	du	0.05%	0.03%	0.05%	0.00%
Low-Rise Condo/Townhouse (1-2 stories)	du	0.05%	0.03%	0.05%	0.00%
High-Rise Condo (≥ 3 stories)	du	0.05%	0.03%	0.05%	0.00%
Congregate Care Facility (Attached)	du	0.05%	0.03%	0.05%	0.00%
All Other Uses	Varies	0.00%	0.00%	0.00%	0.00%