

**IMPACT FEES -
COMMERCIAL**

SUMMARY OF ALL DEVELOPMENT IMPACT FEES BY CATEGORY
FOR COMMERCIAL BUILDINGS OF SELECTED TYPE AND SIZE
FOR FISCAL YEAR 2002 IN WHOLE DOLLARS PER UNIT

TRANSPORTATION

SUMMARY OF TRANSPORTATION RELATED DEVELOPMENT IMPACT FEES
FOR COMMERCIAL BUILDINGS OF SELECTED TYPE AND SIZE
FOR FISCAL YEAR 2002 IN WHOLE DOLLARS PER UNIT

	GRAND TOTALS	PERCENTAGE ABOVE THE LOWEST	TRANSPORTATION RELATED TOTALS	WATER RELATED TOTALS	SEWER RELATED TOTALS	TRANSPORTATION RELATED TOTALS	PERCENTAGE ABOVE THE LOWEST	TRANSPORTATION DEVELOPMENT FEE	THOROUGHFARE FEE	STREET IMPACT FEE
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**COMMERCIAL BUILDING (OFFICE)
100,000 SQUARE FEET - 2" METER AND 6" SEWER**

**COMMERCIAL BUILDING (OFFICE)
100,000 SQUARE FEET - 2" METER AND 6" SEWER**

Apex	87,900	2830%	36,600	25,800	25,500	36,600	0%	36,600		
Asheville	8,000	167%	0	0	8,000	-	-			
Cary	\$403,386	13346%	\$364,500	\$15,703	\$23,183	364,500	896%	\$364,500		
Charlotte	10,920	264%	0	5,630	5,290	-	-			
Durham	156,240	5108%	142,050	8,417	5,773	142,050	288%			142,050
Greensboro	12,630	321%	0	7,422	5,208	-	-			
Raleigh	56,764	1792%	43,800	6,132	6,832	43,800	20%		43,800	
Wilmington	59,060	1869%	0	8,560	50,500	-	-			
Winston-Salem	3,000	0%	0	1,900	1,100	-	-			

**COMMERCIAL BUILDING (OFFICE)
46,000 SQUARE FEET - 2" METER AND 6" SEWER**

**COMMERCIAL BUILDING (OFFICE)
46,000 SQUARE FEET - 2" METER AND 6" SEWER**

Apex	45,718	1424%	19,918	13,050	12,750	19,918	0%	19,918		
Asheville	8,000	167%	0	0	8,000	-	-			
Cary	\$187,113	6137%	\$167,670	\$7,851	\$11,592	167,670	742%	\$167,670		
Charlotte	10,920	264%	0	5,630	5,290	-	-			
Durham	96,416	3114%	82,226	8,417	5,773	82,226	313%			82,226
Greensboro	12,630	321%	0	7,422	5,208	-	-			
Raleigh	37,942	1165%	24,978	6,132	6,832	24,978	25%		24,978	
Wilmington	59,060	1869%	0	8,560	50,500	-	-			
Winston-Salem	3,000	0%	0	1,900	1,100	-	-			

**COMMERCIAL BUILDING (MEDICAL OFFICE)
46,000 SQUARE FEET - 2" METER AND 6" SEWER**

**COMMERCIAL BUILDING (MEDICAL OFFICE)
46,000 SQUARE FEET - 2" METER AND 6" SEWER**

Apex	41,968	1299%	19,918	11,175	10,875	19,918	0%	19,918		
Asheville	14,081	369%	0	6,081	8,000	-	-			
Cary	\$365,155	12072%	\$329,360	\$14,128	\$21,667	329,360	1554%	\$329,360		
Charlotte	10,920	264%	0	5,630	5,290	-	-			
Durham	148,533	4851%	134,343	8,417	5,773	134,343	574%			134,343
Greensboro	12,630	321%	0	7,422	5,208	-	-			
Raleigh	37,942	1165%	24,978	6,132	6,832	24,978	25%		24,978	
Wilmington	59,060	1869%	0	8,560	50,500	-	-			
Winston-Salem	3,000	0%	0	1,900	1,100	-	-			

**COMMERCIAL BUILDING (QUALITY RESTAURANT)
12,000 SQUARE FEET - 2" METER AND 6" SEWER**

**COMMERCIAL BUILDING (QUALITY RESTAURANT)
12,000 SQUARE FEET - 2" METER AND 6" SEWER**

Apex	60,942	1931%	19,392	20,925	20,625	19,392	48%	19,392		
Asheville	14,081	369%	0	6,081	8,000	-	-			
Cary	\$106,660	3455%	\$53,280	\$20,880	\$32,500	53,280	307%	\$53,280		
Charlotte	10,920	264%	0	5,630	5,290	-	-			
Durham	44,640	1388%	30,450	8,417	5,773	30,450	132%			30,450
Greensboro	12,630	321%	0	7,422	5,208	-	-			
Raleigh	26,068	769%	13,104	6,132	6,832	13,104	0%		13,104	
Wilmington	59,060	1869%	0	8,560	50,500	-	-			
Winston-Salem	3,000	0%	0	1,900	1,100	-	-			

WATER

**SUMMARY OF WATER RELATED DEVELOPMENT IMPACT FEES
FOR COMMERCIAL BUILDINGS OF SELECTED TYPE AND SIZE
FOR FISCAL YEAR 2002 IN WHOLE DOLLARS PER UNIT**

SEWER

**SUMMARY OF SEWER RELATED DEVELOPMENT IMPACT FEES
FOR COMMERCIAL BUILDINGS OF SELECTED TYPE AND SIZE
FOR FISCAL YEAR 2002 IN WHOLE DOLLARS PER UNIT**

WATER RELATED TOTALS	PERCENTAGE ABOVE THE LOWEST	WATER ACREAGE FEE	WATER FACILITY FEE	WATER CONNECTION FEE	WATER CAPACITY FEE	WATER DEVELOPMENT FEE	SEWER RELATED TOTALS	PERCENTAGE ABOVE THE LOWEST	SEWER ACREAGE FEE	NUTRIENT CHARGE	SEWER FACILITY FEE	SEWER CONNECTION FEE	SEWER CAPACITY FEE	SEWER DEVELOPMENT FEE
25,800	1258%	7,500		300	18,000		25,500	2218%	7,500				18,000	
-	-						8,000	627%			7,650	350		
15,703	726%					\$15,703	23,183	2008%						\$23,183
5,630	196%			4,000	1,630		5,290	381%				At Cost	5,290	
8,417	343%	SEE NOTE		1,800		6,617	5,773	425%	SEE NOTE			1,200		4,573
7,422	291%			3,500	3,922		5,208	373%				1,240	3,968	
6,132	223%			6,132			6,832	521%		700		6,132		
8,560	351%		8,560				50,500	4491%			50,500			
1,900	0%			1,900			1,100	0%				1,100		

**COMMERCIAL BUILDING (OFFICE)
100,000 SQUARE FEET - 2" METER AND 6" SEWER**

**COMMERCIAL BUILDING (OFFICE)
100,000 SQUARE FEET - 2" METER AND 6" SEWER**

**COMMERCIAL BUILDING (OFFICE)
46,000 SQUARE FEET - 2" METER AND 6" SEWER**

**COMMERCIAL BUILDING (OFFICE)
46,000 SQUARE FEET - 2" METER AND 6" SEWER**

13,050	587%	3,750		300	9,000		12,750	1059%	3,750				9,000	
-	-						8,000	627%			7,650	350		
7,851	313%					\$7,851	11,592	954%						\$11,592
5,630	196%			4,000	1,630		5,290	381%				At Cost	5,290	
8,417	343%	SEE NOTE		1,800		6,617	5,773	425%	SEE NOTE			1,200		4,573
7,422	291%			3,500	3,922		5,208	373%				1,240	3,968	
6,132	223%			6,132			6,832	521%		700		6,132		
8,560	351%		8,560				50,500	4491%			50,500			
1,900	0%			1,900			1,100	0%				1,100		

**COMMERCIAL BUILDING (MEDICAL OFFICE)
46,000 SQUARE FEET - 2" METER AND 6" SEWER**

**COMMERCIAL BUILDING (MEDICAL OFFICE)
46,000 SQUARE FEET - 2" METER AND 6" SEWER**

11,175	488%	1,875		300	9,000		10,875	889%	1,875				9,000	
6,081	220%			4,020		2,061	8,000	627%			7,650	350		
14,128	644%					\$14,128	21,667	1870%						\$21,667
5,630	196%			4,000	1,630		5,290	381%				At Cost	5,290	
8,417	343%	SEE NOTE		1,800		6,617	5,773	425%	SEE NOTE			1,200		4,573
7,422	291%			3,500	3,922		5,208	373%				1,240	3,968	
6,132	223%			6,132			6,832	521%		700		6,132		
8,560	351%		8,560				50,500	4491%			50,500			
1,900	0%			1,900			1,100	0%				1,100		

**COMMERCIAL BUILDING (QUALITY RESTAURANT)
12,000 SQUARE FEET - 2" METER AND 6" SEWER**

**COMMERCIAL BUILDING (QUALITY RESTAURANT)
12,000 SQUARE FEET - 2" METER AND 6" SEWER**

20,925	1001%	1,875		300	18,750		20,625	1775%	1,875				18,750	
6,081	220%			4,020		2,061	8,000	627%			7,650	350		
20,880	999%					\$20,880	32,500	2855%						\$32,500
5,630	196%			4,000	1,630		5,290	381%				At Cost	5,290	
8,417	343%	SEE NOTE		1,800		6,617	5,773	425%	SEE NOTE			1,200		4,573
7,422	291%			3,500	3,922		5,208	373%				1,240	3,968	
6,132	223%			6,132			6,832	521%		700		6,132		
8,560	351%		8,560				50,500	4491%			50,500			
1,900	0%			1,900			1,100	0%				1,100		

FY2002 SUMMARY OF NOTES RELATED TO COMMERCIAL DEVELOPMENT IMPACT FEES

Apex None.

Asheville Sewer fees reported by Metropolitan Sewerage District of Buncombe Co. City does not impose impact fees for water.

Cary Transportation Development Fee (TDF) reflects an average across all zones.

Charlotte All fees are based on meter size. Square footage or type of structure are not considered.
Totals do not include At Cost charges for Sewer Connection Fee.

Durham Acreage Fee Water is \$14.50/front foot. The Water Development Fee is considered to be a Capital Facility Fee. The Acreage Fee Sewer is \$23.50 per foot. Street impact fees reflect an average of the South and North Zones. The Downtown Zone is approximately 19.5 % of the average reflected here. Total does not include Water Acreage Fee and Sewer Acreage Fee.

Greensboro All fees are based on meter size.

Raleigh Fees for Medical Office are same as basic office with same size meters, etc. Thoroughfare Fee reported for quality restaurant is same as retail facility. City will not install 2" water tap or 6" sewer tap. 2" meter \$458.
Acreage based on zoning for commercial projects and total number of acres.

Wilmington None.

Winston-Salem The water connection fees provided are for connections without a meter. The following are the rates for connections requiring a meter only: No rate for 5/8". \$270 for 2".

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