

Comparison of Impact Fees for Single Family Home

Cities	Water	Sewer	Water & Sewer Total	Roadway (Max)	Roadway (Min)	Park Impact Fee		Parkland Development Fees	Totals
						Land Donation	- OR - Cash in Lieu of Land		
Arlington	480.00	380.00	860.00	670.00	367.00	NA	Per lot fee divided into 10 districts. The average is \$1,087 per lot	Various fees for neighborhoods and linear parks. Fee included in cash in lieu of land	\$ 2,617.00
Burleson	804.86	395.99	1,200.85	NA	NA	negotiable case-by-case	\$300/dwelling unit	\$300/dwelling unit	\$ 1,800.85
Cedar Hill	1,860.00	759.00	2,619.00	1,943.24	1,943.24	1 acre per 133 dwelling units	\$250 per dwelling unit	\$250 per dwelling unit	\$ 5,062.24
Fort Worth ²	2,167.00	464.00	2,631.00	2,000.00	309.00	2.5 acres per 1,000 population (approx. 333 dwelling units)	Fair market value of land as determined by an independent appraiser	\$30,000 per acre of parkland dedication (approx. \$225 per home)	\$ 4,856.00
Grand Prairie ¹	1,711.00	543.00	2,254.00	NA	NA	N/A	N/A	N/A	\$ 2,254.00
Keller	1,120.50	1,062.50	2,183.00	1,169.28	1,169.28	1 acre/30 dwelling units	\$1000/dwelling unit	none	\$ 4,352.28
Southlake	2,085.39	1,240.47	3,325.86	1,720.02	1,720.02	1 acre/40 dwelling units	\$1500/dwelling unit	none	\$ 6,545.88
Flower Mound	2,342.00	4,204.00	6,546.00	2,836.00	2,836.00	3.36 acres/100 dwelling units	amount equivalent to fair market value of the land	\$1,388/dwelling unit	\$ 10,770.00
Frisco	1,911.00	1,553.00	3,464.00	4,001.00	1,967.00	1 acre/50 dwelling units; city decides if land or cash	\$1461/dwelling unit	covered by park impact fees	\$ 8,926.00
Hurst	1,700.00	1,295.00	2,995.00	N/A	N/A	N/A	N/A	N/A	\$ 2,995.00
Irving	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ -
Midlothian	1,880.00	2,771.00	4,651.00	557.75	557.75	N/A	N/A	N/A	\$ 5,208.75
Richardson	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ -
Mansfield Service Area A	2,600.00	1,900.00	4,500.00	1,100.00		1 acre per 100 dwelling units	\$500 per dwelling unit	\$750 per dwelling unit	\$ 6,850.00
Mansfield Service Area B	2,600.00	1,900.00	4,500.00	1,500.00		1 acre per 100 dwelling units	\$500 per dwelling unit	\$750 per dwelling unit	\$ 7,250.00
Mansfield Service Area C	2,600.00	1,900.00	4,500.00	1,100.00		1 acre per 100 dwelling units	\$500 per dwelling unit	\$750 per dwelling unit	\$ 6,850.00
Mansfield Service Area D	2,600.00	1,900.00	4,500.00	2,000.00		1 acre per 100 dwelling units	\$500 per dwelling unit	\$750 per dwelling unit	\$ 7,750.00

¹ Note: Fees are based on a 5/8" water meter which is the most prevailing meter size used for new single family homes in Grand Prairie.

² Note: Fees are based on a 1" water meter which is the most prevailing meter size used for new single family homes in Fort Worth and Southlake. All other cities' fees except Fort Worth and Grand Prairie are based on a 3/4" meter.

Comparison of Impact Fees for a Free-Standing Retail Commercial Store

Cities	<u>2" meter</u>		Water & Sewer Total	<u>Min.</u>	<u>Max.</u>	<u>Parks Impact Fee</u>		Totals
	Water	Sewer		<u>Roadway Impact Fee</u> for a 50,000 sq. ft. bldg. on 5 acres	<u>Roadway Impact Fee</u> for a 50,000 sq. ft. bldg. on 5 acres	Land Donation OR	Cash in Lieu of Land	
Arlington	5,915.00	4,690.00	10,605.00	69,625.00	38,154.50	NA	NA	\$ 80,230.00
Burleson	6,438.87	3,167.90	9,606.77	NA	NA	NA	NA	\$ 9,606.77
Cedar Hill	7,440.00	3,036.00	10,476.00	192,159.50	192,159.50	NA	NA	\$ 202,635.50
Fort Worth	6,936.00	1,484.00	8,420.00	98,650.00	25,250.00	NA	NA	\$ 107,070.00
Grand Prairie	13,688.00	4,344.00	18,032.00	NA	NA	NA	NA	\$ 18,032.00
Keller	5,976.00	3,825.00	9,801.00	31,347.00	31,347.00	NA	NA	\$ 41,148.00
Southlake	6,673.25	3,969.50	10,642.75	45,049.00	45,049.00	1 acre per 50 gross acres	\$1200 per 50 gross acres	\$ 55,811.75
Flower Mound	18,736.00	31,817.00	50,553.00	185,796.00	185,796.00	NA	NA	\$ 236,349.00
Frisco	15,288.00	12,427.00	27,715.00	262,770.00	129,240.00	NA	NA	\$ 290,485.00
Hurst	8,033.00	5,318.00	13,351.00	N/A	N/A	NA	NA	\$ 13,351.00
Irving	N/A	N/A	N/A	N/A	N/A	NA	NA	\$ -
Midlothian	13,160.00	19,397.00	32,557.00	22,940.78	22,940.78	NA	NA	\$ 55,497.78
Richardson	N/A	N/A	N/A	N/A	N/A	NA	NA	\$ -
Mansfield Service Area A	10,400.00	7,600.00	18,000.00	83,700.00		NA	NA	\$ 101,700.00
Mansfield Service Area B	10,400.00	7,600.00	18,000.00	182,200.00		NA	NA	\$ 200,200.00
Mansfield Service Area C	10,400.00	7,600.00	18,000.00	70,600.00		NA	NA	\$ 88,600.00
Mansfield Service Area D	10,400.00	7,600.00	18,000.00	129,250.00		NA	NA	\$ 147,250.00

Comparison of Impact Fees for General Light Industrial Facility

Cities	<u>2" meter</u>		Water & Sewer Total	<u>Max.</u>	<u>Min.</u>	<u>Parks Impact Fee</u>		Totals
	Water	Sewer		Roadway Impact Fee for a 50,000 sq. ft. bldg. on 5 acres	Roadway Impact Fee for a 50,000 sq. ft. bldg. on 5 acres	Land Donation	- OR - Cash in Lieu of Land	
Arlington	5,915.00	4,690.00	10,605.00	23,625.00	12,946.50	NA	NA	\$ 34,230.00
Burleson	6,438.87	3,167.90	9,606.77	NA	NA	NA	NA	\$ 9,606.77
Cedar Hill	7,440.00	3,036.00	10,476.00	94,276.00	94,276.00	NA	NA	\$ 104,752.00
Fort Worth	6,936.00	1,484.00	8,420.00	60,750.00	15,450.00	NA	NA	\$ 69,170.00
Grand Prairie	13,688.00	4,344.00	18,032.00	NA	NA	NA	NA	\$ 18,032.00
Keller	5,976.00	3,825.00	9,801.00	25,274.00	25,274.00	NA	NA	\$ 35,075.00
Southlake	6,673.25	3,969.50	10,642.75	27,871.50	27,871.50	1 acre per 50 gross acres	\$1200 per 50 gross acres	\$ 38,634.25
Flower Mound	18,736.00	31,817.00	50,553.00	114,894.00	114,894.00	NA	NA	\$ 165,447.00
Frisco	15,288.00	12,427.00	27,715.00	162,090.00	79,710.00	NA	NA	\$ 189,805.00
Hurst	8,033.00	5,318.00	13,351.00	N/A	N/A	NA	NA	\$ 13,351.00
Irving	N/A	N/A	N/A	N/A	N/A	NA	NA	\$ -
Midlothian	13,160.00	19,397.00	32,557.00	17437.47	17437.47	NA	NA	\$ 49,994.47
Richardson	N/A	N/A	N/A	N/A	N/A	NA	NA	\$ -
Mansfield Service Area I	10,400.00	7,600.00	18,000.00	36,050.00		NA	NA	\$ 54,050.00
Mansfield Service Area I	10,400.00	7,600.00	18,000.00	73,300.00		NA	NA	\$ 91,300.00
Mansfield Service Area I	10,400.00	7,600.00	18,000.00	30,400.00		NA	NA	\$ 48,400.00
Mansfield Service Area I	10,400.00	7,600.00	18,000.00	51,950.00		NA	NA	\$ 69,950.00