

Town of Summerville Impact Fee Study Update

Discount Rate Worksheet

Land Use Category	Unit of Analysis	Parks and Recreation		Fire Protection		Municipal Facilities & Equipment		Transportation		Total		
		Discount Rate	80%	Discount Rate	30%	Discount Rate	0%	Discount Rate	100%	Current Fees	Proposed Fees	
		Current Fee	Proposed Fee	Current Fee	Proposed Fee	Current Fee	Proposed Fee	Current Fee	Proposed Fee		3 Categories	4 Categories
Residential												
Single Family Home	dwelling unit	\$514	\$296	\$375	\$358	\$249	\$481	-	\$0	\$1,138	\$1,135	\$1,135
Apartment	dwelling unit	\$370	\$199	\$270	\$240	\$179	\$323	-	\$0	\$819	\$762	\$762
Condominium/Townhome	dwelling unit	\$440	\$235	\$321	\$284	\$213	\$382	-	\$0	\$974	\$901	\$901
Mobile Home	dwelling unit	-	\$302	-	\$365	-	\$490	-	\$0	-	\$1,157	\$1,157
Hotel/Motel												
Hotel	room	-	-	\$203	\$186	\$54	\$97	-	\$0	\$257	\$283	\$283
Business Hotel	room	-	-	-	\$33	-	\$17	-	\$0	-	\$50	\$50
Motel	room	-	-	-	\$232	-	\$120	-	\$0	-	\$352	\$352
Recreational												
Golf Course	hole	-	-	-	\$568	-	\$295	-	\$0	-	\$863	\$863
Multiplex Movie Theater	1,000 s.f.	-	-	-	\$359	-	\$186	-	\$0	-	\$545	\$545
Institutional												
Elementary School	1,000 s.f.	-	-	-	\$320	-	\$166	-	\$0	-	\$486	\$486
Middle/Junior High School	1,000 s.f.	-	-	-	\$274	-	\$142	-	\$0	-	\$416	\$416
High School	1,000 s.f.	-	-	-	\$212	-	\$110	-	\$0	-	\$322	\$322
Junior/Community College	1,000 s.f.	-	-	-	\$578	-	\$300	-	\$0	-	\$878	\$878
University/College	student	-	-	-	\$85	-	\$44	-	\$0	-	\$129	\$129
Daycare	1,000 s.f.	-	-	-	\$921	-	\$478	-	\$0	-	\$1,399	\$1,399
Library	1,000 s.f.	-	-	-	\$349	-	\$181	-	\$0	-	\$530	\$530
Medical												
Hospital	bed	-	-	-	\$741	-	\$385	-	\$0	-	\$1,126	\$1,126
Nursing Home	bed	-	-	-	\$118	-	\$61	-	\$0	-	\$179	\$179
Clinic	1,000 s.f.	-	-	-	\$1,326	-	\$688	-	\$0	-	\$2,014	\$2,014
Medical/Dental Office	1,000 s.f.	-	-	-	\$1,323	-	\$686	-	\$0	-	\$2,009	\$2,009
General Office												
< 50,000 s.f.	1,000 s.f.	-	-	\$1,243	\$1,355	\$329	\$703	-	\$0	\$1,572	\$2,058	\$2,058
50,001 - 100,000 s.f.	1,000 s.f.	-	-	\$1,171	\$1,235	\$310	\$640	-	\$0	\$1,481	\$1,875	\$1,875
100,001 - 150,000 s.f.	1,000 s.f.	-	-	\$1,099	\$1,186	\$291	\$615	-	\$0	\$1,390	\$1,801	\$1,801
150,001 - 200,000 s.f.	1,000 s.f.	-	-	\$1,099	\$1,153	\$291	\$598	-	\$0	\$1,390	\$1,751	\$1,751
>200,000 s.f.	1,000 s.f.	-	-	\$1,099	\$1,100	\$291	\$571	-	\$0	\$1,390	\$1,671	\$1,671
Office Park												
< 50,000 s.f.	1,000 s.f.	-	-	-	\$1,208	-	\$627	-	\$0	-	\$1,835	\$1,835
50,001 - 100,000 s.f.	1,000 s.f.	-	-	-	\$1,620	-	\$840	-	\$0	-	\$2,460	\$2,460
100,001 - 150,000 s.f.	1,000 s.f.	-	-	-	\$1,365	-	\$708	-	\$0	-	\$2,073	\$2,073

150,001 - 200,000 s.f.	1,000 s.f.	-	-	-	\$1,247	-	\$647	-	\$0	-	\$1,894	\$1,894	
200,001 - 250,000 s.f.	1,000 s.f.	-	-	-	\$1,182	-	\$613	-	\$0	-	\$1,795	\$1,795	
250,001 - 300,000 s.f.	1,000 s.f.	-	-	-	\$1,137	-	\$589	-	\$0	-	\$1,726	\$1,726	
300,001 - 350,000 s.f.	1,000 s.f.	-	-	-	\$1,104	-	\$573	-	\$0	-	\$1,677	\$1,677	
350,001 - 400,000 s.f.	1,000 s.f.	-	-	-	\$1,078	-	\$559	-	\$0	-	\$1,637	\$1,637	
>400,000 s.f.	1,000 s.f.	-	-	-	\$1,035	-	\$537	-	\$0	-	\$1,572	\$1,572	
Business Park													
< 100,000 s.f.	1,000 s.f.	-	-	-	\$1,036	\$853	\$275	\$442	-	\$0	\$1,311	\$1,295	\$1,295
100,001 - 150,000	1,000 s.f.	-	-	-	\$1,036	\$951	\$275	\$493	-	\$0	\$1,311	\$1,444	\$1,444
150,001 - 200,000 s.f.	1,000 s.f.	-	-	-	\$1,036	\$996	\$275	\$517	-	\$0	\$1,311	\$1,513	\$1,513
200,001 - 250,000 s.f.	1,000 s.f.	-	-	-	\$1,036	\$1,019	\$275	\$529	-	\$0	\$1,311	\$1,548	\$1,548
250,001 - 300,000 s.f.	1,000 s.f.	-	-	-	\$1,036	\$1,033	\$275	\$535	-	\$0	\$1,311	\$1,568	\$1,568
300,001 - 350,000 s.f.	1,000 s.f.	-	-	-	\$1,036	\$1,042	\$275	\$540	-	\$0	\$1,311	\$1,582	\$1,582
350,001 - 400,000 s.f.	1,000 s.f.	-	-	-	\$1,036	\$1,052	\$275	\$546	-	\$0	\$1,311	\$1,598	\$1,598
>400,000 s.f.	1,000 s.f.	-	-	-	\$1,036	\$1,065	\$275	\$552	-	\$0	\$1,311	\$1,617	\$1,617
General Retail													
< 50,000 s.f.	1,000 s.f.	-	-	-	\$938	\$935	\$249	\$485	-	\$0	\$1,187	\$1,420	\$1,420
50,000 - 100,000 s.f.	1,000 s.f.	-	-	-	\$820	\$817	\$217	\$424	-	\$0	\$1,037	\$1,241	\$1,241
100,001 - 150,000	1,000 s.f.	-	-	-	\$728	\$725	\$193	\$376	-	\$0	\$921	\$1,101	\$1,101
150,001 - 200,000 s.f.	1,000 s.f.	-	-	-	\$728	\$725	\$193	\$376	-	\$0	\$921	\$1,101	\$1,101
200,001 - 300,000 s.f.	1,000 s.f.	-	-	-	\$728	\$725	\$193	\$376	-	\$0	\$921	\$1,101	\$1,101
300,001 - 400,000 s.f.	1,000 s.f.	-	-	-	\$728	\$725	\$193	\$376	-	\$0	\$921	\$1,101	\$1,101
400,001 - 500,000 s.f.	1,000 s.f.	-	-	-	\$728	\$725	\$193	\$376	-	\$0	\$921	\$1,101	\$1,101
>500,000 s.f.	1,000 s.f.	-	-	-	\$728	\$725	\$193	\$376	-	\$0	\$921	\$1,101	\$1,101
Specific Retail													
Building Materials/Lumber Store	1,000 s.f.	-	-	-	\$643	\$461	\$170	\$239	-	\$0	\$813	\$700	\$700
Free Standing Discount Store	1,000 s.f.	-	-	-	-	\$647	-	\$335	-	\$0	-	\$982	\$982
Nursery/Garden Center	1,000 s.f.	-	-	-	-	\$533	-	\$276	-	\$0	-	\$809	\$809
New Car Sales Center	1,000 s.f.	-	-	-	-	\$516	-	\$268	-	\$0	-	\$784	\$784
Tire Store	1,000 s.f.	-	-	-	-	\$272	-	\$141	-	\$0	-	\$413	\$413
Supermarket	1,000 s.f.	-	-	-	\$643	\$359	\$170	\$186	-	\$0	\$813	\$545	\$545
Furniture Store	1,000 s.f.	-	-	-	\$643	\$137	\$170	\$71	-	\$0	\$813	\$208	\$208
Industrial													
General Light Industrial	1,000 s.f.	-	-	-	-	\$755	-	\$391	-	\$0	-	\$1,146	\$1,146
General Heavy Industrial	1,000 s.f.	-	-	-	-	\$180	-	\$93	-	\$0	-	\$273	\$273
Industrial Park	1,000 s.f.	-	-	-	\$682	\$680	\$181	\$352	-	\$0	\$863	\$1,032	\$1,032
Warehouse	1,000 s.f.	-	-	-	\$420	\$300	\$111	\$156	-	\$0	\$531	\$456	\$456
Mini-Warehouse	1,000 s.f.	-	-	-	-	\$13	-	\$7	-	\$0	-	\$20	\$20
Services													
Drive-In Bank	1,000 s.f.	-	-	-	-	\$1,565	-	\$812	-	\$0	-	\$2,377	\$2,377
High-Turnover Sit Down Restaurant	1,000 s.f.	-	-	-	\$1,640	\$1,842	\$434	\$956	-	\$0	\$2,074	\$2,798	\$2,798
Fast Food w/ Drive-Thru Window	1,000 s.f.	-	-	-	\$1,640	\$1,633	\$434	\$847	-	\$0	\$2,074	\$2,480	\$2,480