

Tier 2 SPRTA Fees Updated for ITE Trip Generation, 9th Edition Detailed DUE Rates

Tier 2 Fee - Land Use Categories
 R = Residential I = Industrial/Office/Other
 C = Commercial and Retail U = University

Tier 2 LU	ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit ¹		Trip Length ²	% New Trips ²	VMT per Unit	DUE per Unit
Industrial								
I	110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
I	120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
I	130	Industrial Park	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.798
I	140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
I	150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
I	151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
Residential								
R	210	Single Family	1.00	1.0/DU	5	100	5.00	1.000
R	220	Apartment	0.62	0.62/DU	5	100	3.10	0.620
R	231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.780
R	240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.590
R	251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.270
R	252	Senior Adult Housing - Attached	0.23	0.23/DU	5	100	1.15	0.230
R	253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
R	260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
Lodging								
C	310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
C	311	All Suites Hotel	0.40	0.4/Room	6.4	71	1.82	0.364
C	312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.563
C	320	Motel	0.47	0.47/Room	6.4	59	1.77	0.355
Recreational								
I	411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.184
C	430	Golf Course	2.92	2.92/Hole	7.1	90	18.66	3.732
C	444	Movie Theater	3.80	3.80/1,000 s.f.	2.3	85	7.43	1.486
C	492	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
C	493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
I	495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
Institutional								
U	520	Elementary School	1.21	1.21/1,000 s.f.	4.3	80	4.16	0.832
U	536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80	5.85	1.170
U	530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
I	560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
C	565	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
I	590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
Medical								
I	610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
R	620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
I	630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
Office								
I	710	Up to 50,000 s.f.	4.26	4.26/1,000 s.f.	5.1	92	19.99	3.998
I		50,001 - 150,000 s.f.	1.90	1.90/1,000 s.f.	5.1	92	8.91	1.783
I		150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
I		300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.239
I		500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
I		> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
I	720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
Retail								
C	812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
C	826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
C	815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
C	816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.592
C	817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
C	820	Shopping Center						
C		< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
C		200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
C		500,000s.f.-1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
C		>1,000,000 s.f.	2.72	2.72/1000 s.f.	3.6	78	7.64	1.528
C	931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
C	932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
C	933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
C	934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
C	941	Quick Lube Vehicle Shop	5.19	5.19/Srvc. Pos.	2.2	83	9.48	1.895
C	942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
C	841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
C	843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
C	944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
C	945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
C	848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
C	850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
C	851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
C	852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
C	853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
C	857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
C	862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
C	863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
C	864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
C	880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
C	881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
C	890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
C	911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
C	912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

1. Source: ITE Trip Generation, 9th Edition.

2. Source: ITE Journal, May 1992

Tier 2 SPRTA Fees

Land Use Categories	Fee Per DUE
R Residential	\$5,473
I Industrial/Office/Other	\$1,493
C Commercial/Retail	\$2,966
U University	\$1,000

2010 - 2015 Inflation Adjustment =	1.1944424
2017 Inflation Adjustment =	1.0245216
2018 Inflation Adjustment =	1.0273511
2019 Inflation Adjustment =	1.0245234
2020 Inflation Adjustment =	1.0288336
2021 Inflation Adjustment =	1.0320842
Total Inflation Adjustment =	1.3676890

T2 Fee	ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial					
I	110	Light Industrial	1,000 s.f.	0.910	\$1,858
I	120	Heavy Industrial	1,000 s.f.	0.178	\$363
I	130	Industrial Park	1,000 s.f.	0.798	\$1,629
I	140	Manufacturing	1,000 s.f.	0.685	\$1,399
I	150	Warehousing	1,000 s.f.	0.300	\$613
I	151	Mini-Warehousing	1,000 s.f.	0.148	\$302
Residential					
R	210	Single Family	DU	1.000	\$7,485
R	220	Apartment	DU	0.620	\$4,641
R	231	Attached Condominium/Townhome	DU	0.780	\$5,839
R	240	Mobile Home Park	DU	0.590	\$4,416
R	251	Senior Adult Housing - Detached	DU	0.270	\$2,021
R	252	Senior Adult Housing - Attached	DU	0.230	\$1,722
R	253	Congregate Care	DU	0.070	\$524
R	260	Recreational Home	DU	0.109	\$816
Lodging					
C	310	Hotel	Room	0.545	\$2,211
C	311	All Suites Hotel	Room	0.364	\$1,477
C	312	Business Hotel	Room	0.563	\$2,284
C	320	Motel	Room	0.355	\$1,440
Recreational					
I	411	City Park	Acre	0.184	\$376
C	430	Golf Course	Hole	3.732	\$15,139
C	444	Movie Theater	1,000 s.f.	1.486	\$6,028
C	492	Health/Fitness Club	1,000 s.f.	1.589	\$6,446
C	493	Athletic Club	1,000 s.f.	2.682	\$10,880
I	495	Recreational Community Center	1,000 s.f.	1.233	\$2,518
Institutional					
U	520	Elementary School	1,000 s.f.	0.832	\$1,138
U	536	Private School (K - 12)	1,000 s.f.	1.170	\$1,600
U	530	High School	1,000 s.f.	0.751	\$1,027
I	560	Church	1,000 s.f.	0.386	\$788
C	565	Day Care Center	1,000 s.f.	3.653	\$14,819
I	590	Library	1,000 s.f.	5.125	\$10,465
Medical					
I	610	Hospital	1,000 s.f.	0.917	\$1,872
R	620	Nursing Home	1,000 s.f.	0.311	\$2,328
I	630	Clinic	1,000 s.f.	4.575	\$9,342
Office					
I	710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,164
I		50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,641
I		150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,816
I		300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,530
I		500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,377
I		> 800,000 s.f.	1,000 s.f.	1.145	\$2,338
I	720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,726
Retail					
C	812	Lumber Yard	1,000 s.f.	0.550	\$2,231
C	814	Specialty Center	1,000 s.f.	1.522	\$6,174
C	815	Discount Store	1,000 s.f.	1.022	\$4,146
C	816	Hardware Store	1,000 s.f.	0.592	\$2,401
C	817	Nursery	1,000 s.f.	0.849	\$3,444
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.272	\$5,160
C		200,001-500,000 s.f.	1,000 s.f.	1.384	\$5,614
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$5,846
C		>1,000,000 s.f.	1,000 s.f.	1.528	\$6,198
C	931	Quality Restaurant	1,000 s.f.	2.959	\$12,003
C	932	High Turnover Restaurant	1,000 s.f.	2.845	\$11,541
C	933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$17,674
C	934	Fast Food Drive-In	1,000 s.f.	5.439	\$22,064
C	941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$7,687
C	942	Automobile Care Center	1,000 s.f.	1.136	\$4,608
C	841	New Car Sales	1,000 s.f.	0.956	\$3,878
C	843	Automobile Parts Sales	1,000 s.f.	3.358	\$13,622
C	944	Gas Station	Fueling Position	1.054	\$4,276
C	945	Gas Station w/Convenience Market	Fueling Position	1.027	\$4,166
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$4,272
C	848	Tire Store	1,000 s.f.	1.461	\$5,927
C	850	Supermarket	1,000 s.f.	1.547	\$6,276
C	851	Convenience Market 24-hour	1,000 s.f.	3.459	\$14,032
C	852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$9,257
C	853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$13,634
C	861	Discount Club	1,000 s.f.	1.519	\$6,162
C	862	Home Improvement Superstore	1,000 s.f.	0.436	\$1,769
C	863	Electronics Superstore	1,000 s.f.	0.972	\$3,943
C	864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$4,300
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$5,764
C	881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$7,379
C	890	Furniture Store	1,000 s.f.	0.253	\$1,026
C	911	Walk-In Bank	1,000 s.f.	2.989	\$12,125
C	912	Drive-In Bank	1,000 s.f.	4.432	\$17,979