

Town of Fort Mill Development Impact Fee Ordinance
General Development Impact Fee Schedule (Effective June 1, 2025)

Land Use Category	Unit of Analysis	Parks & Recreation (10% Discount)	Fire Protection (10% Discount)	Municipal Facilities & Equipment (10% Discount)	Total
Residential Uses					
Single Family Home	dwelling unit	\$1,562	\$526	\$875	\$2,963
Townhome	dwelling unit	\$1,562	\$526	\$875	\$2,963
Apartment	dwelling unit	\$905	\$305	\$507	\$1,717
Condominium	dwelling unit	\$905	\$305	\$507	\$1,717
Mobile Home	dwelling unit	\$1,390	\$468	\$779	\$2,637
Hotel/Motel Uses					
Hotel	room	—	\$136	\$151	\$287
All Suites Hotel	room	—	\$21	\$23	\$44
Business Hotel	room	—	\$28	\$31	\$59
Motel	room	—	\$30	\$34	\$64
Resort Hotel	room	—	\$449	\$499	\$948
Recreation Uses					
Golf Driving Range	tee	—	\$58	\$65	\$123
Movie Theater	1,000 s.f.	—	\$343	\$382	\$725
Multiplex Movie Theater	1,000 s.f.	—	\$315	\$351	\$666
Amusement Park	acre	—	\$2,243	\$2,493	\$4,736
Water Slide Park	acre	—	\$2,100	\$2,334	\$4,434
Recreation Community Center	1,000 s.f.	—	\$248	\$275	\$523
Institutional Uses					
School District Office	1,000 s.f.	—	\$661	\$735	\$1,396
Junior/Community College	1,000 s.f.	—	\$325	\$361	\$686
University/College	1,000 s.f.	—	\$685	\$761	\$1,446
Daycare	1,000 s.f.	—	\$521	\$579	\$1,100
Museum	1,000 s.f.	—	\$72	\$80	\$152
Library	1,000 s.f.	—	\$301	\$335	\$636
Medical Uses					
Hospital	1,000 s.f.	—	\$661	\$735	\$1,396
Nursing Home	1,000 s.f.	—	\$533	\$592	\$1,125
Clinic	1,000 s.f.	—	\$965	\$1,072	\$2,037
Animal Hospital/Veterinary Clinic	1,000 s.f.	—	\$395	\$439	\$834
Medical/Dental Office	1,000 s.f.	—	\$935	\$1,039	\$1,974
Office Uses					
General Office Building	1,000 s.f.	—	\$694	\$771	\$1,465
Small Office Building	1,000 s.f.	—	\$474	\$527	\$1,001
Corporate Headquarters	1,000 s.f.	—	\$804	\$893	\$1,697
Single Tenant Office Building	1,000 s.f.	—	\$696	\$774	\$1,470
Government Office Building	1,000 s.f.	—	\$708	\$787	\$1,495
United States Post Office	1,000 s.f.	—	\$421	\$467	\$888
Government Office Complex	1,000 s.f.	—	\$598	\$665	\$1,263
Office Park	1,000 s.f.	—	\$731	\$813	\$1,544
Research and Development Center	1,000 s.f.	—	\$799	\$888	\$1,687
Business Park	1,000 s.f.	—	\$720	\$800	\$1,520
Retail Uses					
Building Materials/Lumber Store	1,000 s.f.	—	\$173	\$192	\$365
Variety Store	1,000 s.f.	—	\$154	\$171	\$325
Free-Standing Discount Store	1,000 s.f.	—	\$505	\$561	\$1,066
Hardware/Paint Store	1,000 s.f.	—	\$58	\$65	\$123
Nursery (Garden Center)	1,000 s.f.	—	\$729	\$810	\$1,539
Nursery (Wholesale)	1,000 s.f.	—	\$390	\$434	\$824
Shopping Center	1,000 s.f.	—	\$547	\$608	\$1,155
Automobile Sales (New)	1,000 s.f.	—	\$582	\$647	\$1,229
Automobile Sales (Used)	1,000 s.f.	—	\$507	\$563	\$1,070
Recreation Vehicle Sales	1,000 s.f.	—	\$147	\$164	\$311
Automobile Parts Sales	1,000 s.f.	—	\$383	\$426	\$809
Tire Store	1,000 s.f.	—	\$362	\$402	\$764
Supermarket	1,000 s.f.	—	\$332	\$369	\$701
Convenience Market	1,000 s.f.	—	\$364	\$405	\$769
Convenience Market with Gas Pumps	1,000 s.f.	—	\$598	\$665	\$1,263
Discount Superstore	1,000 s.f.	—	\$526	\$584	\$1,110
Discount Club	1,000 s.f.	—	\$304	\$338	\$642
Sporting Goods Superstore	1,000 s.f.	—	\$1,514	\$1,683	\$3,197
Pharmacy with Drive-Through Window	1,000 s.f.	—	\$369	\$410	\$779
Furniture Store	1,000 s.f.	—	\$136	\$151	\$287
Liquor Store	1,000 s.f.	—	\$668	\$743	\$1,411

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Service Uses					
Walk-In Bank	1,000 s.f.	—	\$998	\$1,109	\$2,107
Drive-In Bank	1,000 s.f.	—	\$736	\$818	\$1,554
Copy, Print, and Express Ship Shop	1,000 s.f.	—	\$435	\$483	\$918
Quality Restaurant	1,000 s.f.	—	\$1,082	\$1,202	\$2,284
High-Turnover Restaurant	1,000 s.f.	—	\$1,234	\$1,371	\$2,605
Fast-Food without Drive-Through Window	1,000 s.f.	—	\$1,210	\$1,345	\$2,555
Fast-Food with Drive-Through Window	1,000 s.f.	—	\$2,418	\$2,688	\$5,106
Fast-Food w/ Drive-Through (No Seating)	1,000 s.f.	—	\$3,121	\$3,469	\$6,590
Quick Lubrication Vehicle Shop	1,000 s.f.	—	\$1,016	\$1,130	\$2,146
Automobile Care Center	1,000 s.f.	—	\$572	\$636	\$1,208
Automobile Parts and Service Center	1,000 s.f.	—	\$350	\$390	\$740
Gasoline/Service Station	1,000 s.f.	—	\$1,019	\$1,132	\$2,151
Gasoline/Service Station with Convenience	1,000 s.f.	—	\$1,381	\$1,535	\$2,916
Super Convenience with Gas Station	1,000 s.f.	—	\$848	\$943	\$1,791
Industrial Uses					
Intermodal Truck Terminal	1,000 s.f.	—	\$614	\$683	\$1,297
General Light Industrial	1,000 s.f.	—	\$381	\$423	\$804
Industrial Park	1,000 s.f.	—	\$271	\$301	\$572
Manufacturing	1,000 s.f.	—	\$371	\$413	\$784
Warehousing	1,000 s.f.	—	\$79	\$88	\$167
Utility	1,000 s.f.	—	\$752	\$836	\$1,588
Specialty Trade Contractor	1,000 s.f.	—	\$642	\$714	\$1,356