

UPDATED: 4/11/2025

Tier 2 SPRTA Fees
Updated for ITE Trip Generation, 11th 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	% New Trips ²	VTM per Unit	DUE per Unit
Industrial							
I	110	Light Industrial	0.65 /1,000 s.f.	5.1	92	3.05	0.649
I	130	Industrial Park	0.34 /1,000 s.f.	5.1	92	1.60	0.339
I	140	Manufacturing	0.74 /1,000 s.f.	5.1	92	3.47	0.739
I	150	Warehousing	0.18 /1,000 s.f.	5.1	92	0.84	0.180
I	151	Mini-Warehousing	0.15 /1,000 s.f.	3.1	92	0.43	0.091
Residential							
R	210	Single Family	0.94 /DU	5	100	4.70	1.000
R	220	Apartment	0.51 /DU	5	100	2.55	0.543
R	230	Low-Rise w/ Ground Floor Commercial	0.36 /DU	5	100	1.80	0.383
R	231	Medium-Rise w/ Ground Floor Commerce	0.17 /DU	5	100	0.85	0.181
R	240	Mobile Home Park	0.58 /DU	5	100	2.90	0.617
R	251	Senior, Single-Family	0.3 /DU	5	100	1.50	0.319
R	252	Senior, Multi-Family	0.25 /DU	5	100	1.25	0.266
Lodging							
C	310	Hotel	0.59 /Room	6.4	71	2.68	0.570
C	311	All Suites Hotel	0.36 /Room	6.4	71	1.64	0.348
C	312	Business Hotel	0.31 /Room	6.4	71	1.41	0.300
C	320	Motel	0.36 /Room	6.4	59	1.36	0.289
Recreational							
I	411	City Park	0.11 /Acre	6.4	90	0.63	0.135
C	430	Golf Course	2.91 /Hole	7.1	90	18.59	3.956
C	444	Movie Theater	6.17 /1,000 s.f.	2.3	85	12.06	2.566
C	492	Health/Fitness Club	1.31 /1,000 s.f.	3	75	2.95	0.627
C	493	Athletic Club	6.29 /1,000 s.f.	3	75	14.15	3.011
I	495	Recreational Community Center	2.5 /1,000 s.f.	3	75	5.63	1.197
Institutional							
U	532	Private School (K - 12)	0.17 /Student	4.3	80	0.58	0.124
I	560	Church	0.49 /1,000 s.f.	3.9	90	1.72	0.366
C	565	Day Care Center	11.12 /1,000 s.f.	2	74	16.46	3.502
Medical							
R	254	Assisted Living	0.24 /Bed	2.8	74	0.50	0.106
R	255	Continuing Care Community	0.19 /Unit	2.8	74	0.39	0.084
I	610	Hospital	1.69 /1,000 s.f.	6.4	77	8.33	1.772
R	620	Nursing Home	0.59 /1,000 s.f.	2.8	75	1.24	0.264
I	630	Clinic	3.69 /1,000 s.f.	4.8	92	16.30	3.467
Office							
I	710	Up to 50,000 s.f.	1.94 /1,000 s.f.	5.1	92	9.10	1.937
I		50,001 - 150,000 s.f.	1.66 /1,000 s.f.	5.1	92	7.79	1.657
I		150,001 - 300,000 s.f.	1.45 /1,000 s.f.	5.1	92	6.80	1.448
I		300,001 - 500,000 s.f.	1.31 /1,000 s.f.	5.1	92	6.15	1.308
I		500,000 - 800,000 s.f.	1.21 /1,000 s.f.	5.1	92	5.68	1.208
I		> 800,000 s.f.	1.12 /1,000 s.f.	5.1	92	5.26	1.118
I	720	Medical - Dental Office Building	3.93 /1,000 s.f.	5.1	77	15.43	3.284
Retail							
C	812	Building Materials & Lumber Yard	2.25 /1,000 s.f.	1.7	36	1.38	0.293
C	815	Discount Store	4.86 /1,000 s.f.	1.8	57	4.99	1.061
C	816	Hardware Store	2.98 /1,000 s.f.	1.7	36	1.82	0.388
C	817	Nursery	6.94 /1,000 s.f.	1.7	36	4.25	0.904
C	820	Shopping Center					
C		< 200,000 s.f.	5.04 /1,000 s.f.	1.8	59	5.35	1.138
C		200,001-500,000 s.f.	3.974 /1,000 s.f.	2.3	76	6.95	1.478
C		500,000s.f.-1,000,000 s.f.	3.21 /1,000 s.f.	3	78	7.51	1.598
C		>1,000,000 s.f.	2.644 /1,000 s.f.	3.6	78	7.42	1.580
C	931	Quality Restaurant	7.8 /1,000 s.f.	2.5	79	15.41	3.278
C	932	High Turnover Restaurant	9.05 /1,000 s.f.	1.9	76	13.07	2.780
C	933	Fast Food w/o Drive-In	33.21 /1,000 s.f.	1.7	49	27.66	5.886
C	934	Fast Food Drive-In	33.03 /1,000 s.f.	1.7	49	27.51	5.854
C	941	Quick Lube Vehicle Shop	4.85 /Srv. Pos.	2.2	83	8.86	1.884
C	942	Automobile Care Center	2.25 /1,000 s.f.	2.2	83	4.11	0.874
C	841	New Car Sales	3.75 /1,000 s.f.	2.4	76	6.84	1.455
C	843	Automobile Parts Sales	4.9 /1,000 s.f.	3.6	78	13.76	2.927
C	944	Gasoline/Service Station	13.91 /Pump	1.9	20	5.29	1.125
C	945	Gas/Serv. Stn. W/Conv. Market	18.42 /Pump	1.9	20	7.00	1.489
C	848	Tire Store	3.75 /1,000 s.f.	2.2	80	6.60	1.404
C	850	Supermarket	8.95 /1,000 s.f.	1.7	48	7.30	1.554
C	851	Convenience Market 24-hour	49.11 /1,000 s.f.	1.5	22	16.21	3.448
C	857	Discount Club	4.19 /1,000 s.f.	2.3	79	7.61	1.620
C	862	Home Improvement Superstore	2.29 /1,000 s.f.	1.8	52	2.14	0.456
C	863	Electronics Superstore	4.25 /1,000 s.f.	1.8	60	4.59	0.977
C	864	Toy/Childrens Superstore	5 /1,000 s.f.	1.8	59	5.31	1.130
C	880	Drugstore W/O Drive-Thru	8.51 /1,000 s.f.	1.8	47	7.20	1.532
C	881	Drugstore W/Drive-Thru	10.25 /1,000 s.f.	1.8	51	9.41	2.002
C	890	Furniture Store	0.52 /1,000 s.f.	3.6	78	1.46	0.311
C	911	Walk-In Bank	12.41 /1,000 s.f.	1.6	77	15.29	3.253
C	912	Drive-In Bank	21.01 /1,000 s.f.	1.6	57	19.16	4.077

1. Source: ITE Trip Generation, 11th Edition.

2. Source: ITE Journal, May 1992

Tier 2 SPRTA Fees					UPDATED: 4/11/2025	
Land Use Categories		2009 Fee Per DUE	2025 Fee	EFFECTIVE: 7/1/2025		
R	Residential	\$5,473	\$8,687	2010 - 2015 Inflation Adjustment =	1.19444	
I	Industrial/Office/Other	\$1,493	\$2,370	2017 Inflation Adjustment =	1.02452	
C	Commercial/Retail	\$2,966	\$4,708	2018 Inflation Adjustment =	1.02735	
U	University	\$1,000	\$1,587	2019 Inflation Adjustment =	1.02452	
				2020 Inflation Adjustment =	1.02883	
				2021 Inflation Adjustment =	1.03208	
				2022 Inflation Adjustment =	1.11981	
				2023 Inflation Adjustment =	1.01952	
				2024 Inflation Adjustment =	1.01547	
				2025 Inflation Adjustment =	1.00105	
				Total Inflation Adjustment =	1.58724	
T2 Fee	ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
Industrial						
I	110	Light Industrial	1,000 s.f.	0.65	\$1,538	
I	130	Industrial Park	1,000 s.f.	0.34	\$803	
I	140	Manufacturing	1,000 s.f.	0.74	\$1,751	
I	150	Warehousing	1,000 s.f.	0.18	\$427	
I	151	Mini-Warehousing	1,000 s.f.	0.09	\$216	
Residential						
R	210	Single Family	DU	1.00	\$8,687	
R	220	Apartment	DU	0.54	\$4,717	
R	230	Low-Rise w/ Ground Floor Commercial	DU	0.38	\$3,327	
R	231	Medium-Rise w/ Ground Floor Commercial	DU	0.18	\$1,572	
R	240	Mobile Home Park	DU	0.62	\$5,360	
R	251	Senior, Single-Family	DU	0.32	\$2,771	
R	252	Senior, Multi-Family	DU	0.27	\$2,311	
Lodging						
C	310	Hotel	Room	0.57	\$2,684	
C	311	All Suites Hotel	Room	0.35	\$1,638	
C	312	Business Hotel	Room	0.30	\$1,412	
C	320	Motel	Room	0.29	\$1,361	
Recreational						
I	411	City Park	Acre	0.14	\$320	
C	430	Golf Course	Hole	3.96	\$18,625	
C	444	Movie Theater	1,000 s.f.	2.57	\$12,081	
C	492	Health/Fitness Club	1,000 s.f.	0.63	\$2,952	
C	493	Athletic Club	1,000 s.f.	3.01	\$14,176	
I	495	Recreational Community Center	1,000 s.f.	1.20	\$2,837	
Institutional						
U	532	Private School (K - 12)	Student	0.12	\$197	
I	560	Church	1,000 s.f.	0.37	\$867	
C	565	Day Care Center	1,000 s.f.	3.50	\$16,487	
Medical						
R	254	Assisted Living	Bed	0.11	\$921	
R	255	Continuing Care Community	Unit	0.08	\$730	
I	610	Hospital	1,000 s.f.	1.77	\$4,200	
R	620	Nursing Home	1,000 s.f.	0.26	\$2,293	
I	630	Clinic	1,000 s.f.	3.47	\$8,217	
Office						
I	710	Up to 50,000 s.f.	1,000 s.f.	1.94	\$4,591	
I		50,001-150,000 s.f.	1,000 s.f.	1.66	\$3,927	
I		150,001-300,000 s.f.	1,000 s.f.	1.45	\$3,432	
I		300,001-500,000 s.f.	1,000 s.f.	1.31	\$3,100	
I		500,001-800,000 s.f.	1,000 s.f.	1.21	\$2,863	
I		> 800,000 s.f.	1,000 s.f.	1.12	\$2,650	
I	720	Medical - Dental Office Building	1,000 s.f.	3.28	\$7,783	
Retail						
C	812	Lumber Yard	1,000 s.f.	0.29	\$1,379	
C	815	Discount Store	1,000 s.f.	1.06	\$4,995	
C	816	Hardware Store	1,000 s.f.	0.39	\$1,827	
C	817	Nursery	1,000 s.f.	0.90	\$4,256	
C	820	Shopping Center				
C		< 200,000 s.f.	1,000 s.f.	1.14	\$5,358	
C		200,001-500,000 s.f.	1,000 s.f.	1.48	\$6,958	
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	\$7,523	
C		>1,000,000 s.f.	1,000 s.f.	1.58	\$7,439	
C	931	Quality Restaurant	1,000 s.f.	3.28	\$15,433	
C	932	High Turnover Restaurant	1,000 s.f.	2.78	\$13,088	
C	933	Fast Food w/o Drive-In	1,000 s.f.	5.89	\$27,711	
C	934	Fast Food Drive-In	1,000 s.f.	5.85	\$27,561	
C	941	Quick Lube Vehicle Shop	Service Pos.	1.88	\$8,870	
C	942	Automobile Care Center	1,000 s.f.	0.87	\$4,115	
C	841	New Car Sales	1,000 s.f.	1.46	\$6,850	
C	843	Automobile Parts Sales	1,000 s.f.	2.93	\$13,780	
C	944	Gas Station	Pump	1.13	\$5,297	
C	945	Gas Station w/Convenience Market	Pump	1.49	\$7,010	
C	848	Tire Store	1,000 s.f.	1.40	\$6,610	
C	850	Supermarket	1,000 s.f.	1.55	\$7,316	
C	851	Convenience Market 24-hour	1,000 s.f.	3.45	\$16,233	
C	861	Discount Club	1,000 s.f.	1.62	\$7,627	
C	862	Home Improvement Superstore	1,000 s.f.	0.46	\$2,147	
C	863	Electronics Superstore	1,000 s.f.	0.98	\$4,600	
C	864	Toy/Childrens Superstore	1,000 s.f.	1.13	\$5,320	
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	\$7,213	
C	881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	\$9,425	
C	890	Furniture Store	1,000 s.f.	0.31	\$1,464	
C	911	Walk-In Bank	1,000 s.f.	3.25	\$15,315	
C	912	Drive-In Bank	1,000 s.f.	4.08	\$19,195	