

## South Jordan City Combined Impact Fee Schedule

### Public Safety Impact Fee

Ordinance No. 2024-05 (adopted March 19, 2024)

Land Use	Unit	Fire/EMS Impact Fee per Unit	Police Impact Fee per Unit	Combined Public Safety Impact Fee per Unit
Single Family	Unit	\$ 734.00	\$ 205.00	\$ 939.00
Multi-Family	Unit	\$ 271.00	\$ 70.00	\$ 341.00
Commercial	per 1,000 SF	\$ 895.00	\$ 304.00	\$ 1,199.00
Office	per 1,000 SF	\$ 344.00	\$ 78.00	\$ 422.00
Industrial	per 1,000 SF	\$ 221.00	\$ 62.00	\$ 283.00
School	per 1,000 SF	\$ 297.00	\$ 98.00	\$ 395.00
Church	per 1,000 SF	\$ 610.00	\$ 112.00	\$ 722.00
Nursing Home/Assisted Living	per 1,000 SF	\$ 4,876.00	\$ 26.00	\$ 4,902.00

### Water Impact Fee

Ordinance No. 2018-03 (adopted April 3, 2018)

Units of Measure	Measure Type	Equivalency	Water Impact Fee
3/4"	Meter	1.00	\$ 3,107.68
1"	Meter	1.67	\$ 5,189.82
1 1/2"	Meter	3.33	\$ 10,348.56
2"	Meter	5.33	\$ 16,563.91
3"	Meter	10.67	\$ 33,158.91
4"	Meter	16.67	\$ 51,804.96
6"	Meter	33.33	\$ 103,578.85
8"	Meter	53.33	\$ 165,732.38

### Storm Water Impact Fee

Ordinance No. 2015-18 (adopted October 21, 2025)

Storm Water Lot Size	Unit	Average Impervious Area (SqFt)	Multiplier	Fee per ERU	Storm Water Impact Fee
Res/ A-1	Unit	11080	2.33	\$ 804.00	\$ 1,873.00
Res/ A-5	Unit	11080	2.33	\$ 804.00	\$ 1,873.00
Res/ R-1.8	Unit	5804	1.22	\$ 804.00	\$ 981.00
Res/ R-2.5	Unit	4752	1	\$ 804.00	\$ 804.00
Res/ R-3	Unit	4005	0.84	\$ 804.00	\$ 675.00
All Other Land Uses	ERU	4752	1	\$ 804.00	\$ 804.00

Step 1: Identify the equivalent ERUs by dividing the property's impervious area by 4,752 Sf

Step 2: Multiply the equivalent ERUs calculated in Step 1 by \$804.00

% Impervious/4,752 Sf x \$804 = Total Impact Fee

**Park Impact Fee**

Ordinance No. 2025-12 (adopted July 15, 2025)

Impact Fee Per Household (HH)	Unit	Park Impact Fee
Single Family	HH	\$ 6,552.00
Multi Family	HH	\$ 4,188.00

**Transportation Impact Fee**

Ordinance No. 2024-15 (adopted August 6, 2024)

Land Use Category	Unit	Trip Ends	South Jordan Proper Impact Fee	Daybreak Adjusted Fee
<b>Cost per Trip</b>			<b>\$ 360.88</b>	<b>\$ 74.78</b>
<b>Residential</b>				
Single Family Residential	Unit	9.43	\$ 3,403.10	\$ 705.17
Multifamily Low Rise	Unit	6.74	\$ 2,432.33	\$ 504.01
Multifamily High Rise	Unit	4.54	\$ 1,638.40	\$ 339.50
Senior Adult Housing-Detached	Unit	4.31	\$ 1,555.40	\$ 322.30
Senior Adult Housing-Attached	Occ. Unit	3.24	\$ 1,169.25	\$ 242.28
Assisted Living	Beds	2.60	\$ 938.29	\$ 194.43
Hotel	Rooms	7.99	\$ 2,883.44	\$ 597.49
<b>Non-Residential</b>				
Light Industrial	1,000 SF	4.87	\$ 1,757.49	\$ 364.17
Industrial Park	1,000 SF	3.37	\$ 1,216.17	\$ 252.01
Mini Warehouse	1,000 SF	1.45	\$ 523.28	\$ 108.43
Elementary School	Students	2.27	\$ 819.20	\$ 169.75
Middle/Jr. High School	Students	2.1	\$ 757.85	\$ 157.04
High School	Students	1.94	\$ 700.11	\$ 145.07
Daycare Center	1,000 SF	26.67	\$ 9,623.67	\$ 1,994.15
Nursing Home	Beds	3.06	\$ 1,104.29	\$ 228.82
Clinic	1,000 SF	37.6	\$ 13,569.11	\$ 2,811.70
Church	1,000 SF	7.6	\$ 2,742.69	\$ 568.32
General Office	1,000 SF	10.84	\$ 3,911.94	\$ 810.61
Medical Dental Office	1,000 SF	36	\$ 12,991.70	\$ 2,692.05
Free-Standing Discount Store	1,000 SF	35.87	\$ 12,944.50	\$ 2,682.27
Hardware/Paint Store	1,000 SF	5.97	\$ 2,155.11	\$ 446.57
Shopping Center/General Commercial	1,000 SF	26.28	\$ 9,482.89	\$ 1,964.98
New Car Sales	1,000 SF	27.06	\$ 9,765.43	\$ 2,023.52
Tire Store	1,000 SF	20.77	\$ 7,494.59	\$ 1,552.98
Supermarket	1,000 SF	71.32	\$ 25,737.42	\$ 5,333.13
Discount Club	1,000 SF	27.89	\$ 10,065.54	\$ 2,085.71
Home Improvement Superstore	1,000 SF	17.83	\$ 6,434.21	\$ 1,333.25
Department Store	1,000 SF	22.88	\$ 8,256.95	\$ 1,710.95
Pharmacy/Drugstore w/ Drive Thru	1,000 SF	55.28	\$ 19,950.92	\$ 4,134.09
Drive-In Bank	1,000 SF	65.23	\$ 23,539.33	\$ 4,877.66
Quality Restaurant	1,000 SF	46.95	\$ 16,943.49	\$ 3,510.91
High Turnover/Sit Down Restaurant	1,000 SF	61.1	\$ 22,051.24	\$ 3,510.91

**Service Area 1 - Last Hold Out Transportation Impact Fee**

Ordinance No. 2024-21 (adopted October 1, 2024)

Land Use Category	Unit	Trip Ends	Schhol District Property	Bastian Property
<b>Cost per Trip</b>			<b>\$ 182.47</b>	<b>\$ 363.82</b>
<b>Residential</b>				
Single Family Residential	Unit	4.72	\$ 860.36	\$ 1,715.39
Multi-Family Low-Rise (< 3 stories)	Unit	3.37	\$ 614.93	\$ 1,226.06
Multi-Family Mid-Rise (4-10 stories)	Unit	2.27	\$ 414.21	\$ 825.86
Senior Adult Housing-Detached	Unit	2.16	\$ 393.23	\$ 784.02
Senior Adult Housing-Attached	Occ. Unit	1.62	\$ 295.61	\$ 589.38
Assisted Living	Beds	1.30	\$ 237.21	\$ 472.96
Hotel	Rooms	4.00	\$ 728.98	\$ 1,453.45
<b>Non-Residential</b>				
Light Industrial	KSF	2.44	\$ 444.32	\$ 885.89
Industrial Park	KSF	1.69	\$ 307.47	\$ 613.03
Mini Warehouse	KSF	0.73	\$ 132.29	\$ 263.77
Elementary School	Students	1.14	\$ 207.11	\$ 412.93
Middle/Jr. High School	Students	1.05	\$ 191.60	\$ 382.01
High School	Students	0.97	\$ 177.00	\$ 352.90
Daycare Center	KSF	23.81	\$ 4,344.67	\$ 8,662.46
Nursing Home	KSF	3.38	\$ 615.84	\$ 1,227.88
Clinic	KSF	18.80	\$ 3,430.48	\$ 6,839.74
Church	KSF	3.80	\$ 693.40	\$ 1,382.50
General Office	KSF	5.42	\$ 989.00	\$ 1,971.88
Medical Dental Office	KSF	18.00	\$ 3,284.51	\$ 6,548.69
Free-Standing Discount Store	KSF	19.96	\$ 3,641.31	\$ 7,260.10
Hardware/Paint Store	KSF	2.99	\$ 544.84	\$ 1,086.32
Shopping Center/General Commercial 150k-300k sq ft	KSF	13.14	\$ 2,397.43	\$ 4,780.02
Shopping Center/General Commercial > 300k sq ft	KSF	14.99	\$ 2,735.09	\$ 5,453.26
New Car Sales	KSF	13.92	\$ 2,540.02	\$ 5,064.32
Tire Store	KSF	10.38	\$ 1,894.75	\$ 3,777.78
Supermarket	KSF	35.66	\$ 6,506.83	\$ 12,973.39
Discount Club	KSF	14.01	\$ 2,556.77	\$ 5,097.72
Home Improvement Superstore	KSF	8.91	\$ 1,626.67	\$ 3,243.28
Department Store	KSF	11.44	\$ 2,087.49	\$ 4,162.06
Pharmacy/Drugstore w/ Drive Thru	KSF	27.64	\$ 5,043.91	\$ 10,056.61
Drive-In Bank	KSF	32.61	\$ 5,951.12	\$ 11,865.41
Quality Restaurant	KSF	23.48	\$ 4,283.58	\$ 8,540.66
High Turnover/Sit Down Restaurant	KSF	30.55	\$ 5,574.90	\$ 11,115.31
Fast Food with Drive Thru	KSF	105.18	\$ 19,193.01	\$ 38,267.27
Automobile Care Center	KSF	1.13	\$ 205.28	\$ 409.29
Convenience Store/Gas Station (9-15 fueling positions)	KSF	87.55	\$ 15,976.16	\$ 31,853.47

**Service Area 1 - Last Hold Out Water Impact Fee**

Ordinance No. 2023-02 (adopted February 7, 2023)

	ERC's Served	Cost Per ERC
New Facilities	1,015	\$ 920.23
Professional Expense	1,015	\$ 11.67
<b>Total</b>		<b>\$ 931.90</b>

**Service Area 2 - Lark Meadows Transportation Impact Fee**

Ordinance No. 2023-03 (adopted February 7, 2023)

Land Use Category	Unit	Trip Ends	South Jordan Proper Impact Fee
<b>Cost per Trip</b>			<b>\$ 446.75</b>
<b>Residential</b>			
Single Family Residential	Unit	4.72	\$ 2,106.44
Multi-Family Low-Rise (< 3 stories)	Unit	3.37	\$ 1,505.56
Multi-Family Mid-Rise (4-10 stories)	Unit	2.27	\$ 1,014.13
Senior Adult Housing-Detached	Unit	2.16	\$ 962.75
Senior Adult Housing-Attached	Occ. Unit	1.62	\$ 723.74
Assisted Living	Beds	1.30	\$ 580.78
Hotel	Rooms	4.00	\$ 1,784.78
<b>Non-Residential</b>			
Light Industrial	KSF	2.44	\$ 1,087.84
Industrial Park	KSF	1.69	\$ 752.78
Mini Warehouse	KSF	0.73	\$ 323.90
Elementary School	Students	1.14	\$ 507.07
Middle/Jr. High School	Students	1.05	\$ 469.09
High School	Students	0.97	\$ 433.35
Daycare Center	KSF	23.81	\$ 10,637.20
Nursing Home	KSF	3.38	\$ 1,507.79
Clinic	KSF	18.80	\$ 8,398.96
Church	KSF	3.80	\$ 1,697.66
General Office	KSF	5.42	\$ 2,421.40
Medical Dental Office	KSF	18.00	\$ 8,041.56
Free-Standing Discount Store	KSF	19.96	\$ 8,915.14
Hardware/Paint Store	KSF	2.99	\$ 1,333.96
Shopping Center/General Commercial 150k-300k sq ft	KSF	13.14	\$ 5,869.69
Shopping Center/General Commercial > 300k sq ft	KSF	14.99	\$ 6,696.41
New Car Sales	KSF	13.92	\$ 6,218.81
Tire Store	KSF	10.38	\$ 4,638.98
Supermarket	KSF	35.66	\$ 15,930.87
Discount Club	KSF	14.01	\$ 6,259.82
Home Improvement Superstore	KSF	8.91	\$ 3,982.63
Department Store	KSF	11.44	\$ 5,110.86
Pharmacy/Drugstore w/ Drive Thru	KSF	27.64	\$ 12,349.16
Drive-In Bank	KSF	32.61	\$ 14,570.30
Quality Restaurant	KSF	23.48	\$ 10,487.62
High Turnover/Sit Down Restaurant	KSF	30.55	\$ 13,649.21
Fast Food with Drive Thru	KSF	105.18	\$ 46,990.86
Automobile Care Center	KSF	1.13	\$ 502.60
Convenience Store/Gas Station (9-15 fueling positions)	KSF	87.55	\$ 39,114.93

**Service Area 2 - Lark Meadows Water Impact Fee**

Ordinance No. 2023-03 (adopted February 7, 2023)

	ERC's Served	Cost Per ERC
New Facilities	946	\$ 2,370.58
Professional Expense	946	\$ 5.46
<b>Total</b>		<b>\$ 2,376.04</b>