

City of Pearland

Summary of Water and Wastewater Impact Fees

Date of Preparation: April 26, 2018



Impact Fee Period ^(a)	Fee Applicable For	Total Water and Sewer Impact Fees	Water Impact Fee %	Sewer Impact Fee %
8/22/1997 - 7/7/2000	City Wide	\$1,997	27%	73%
7/8/2000 - 2/6/2003 ^(b)	City (Except SCR)	\$2,968	53%	47%
	Shadow Creek Ranch	\$2,678	20%	80%
2/7/2003 - 5/22/2008 ^(b)	City (Except SCR)	\$3,496	52%	48%
	Shadow Creek Ranch	\$2,672	23%	77%
5/23/2008 - 6/6/2013 ^(b)	City (Except SCR)	\$4,840	41%	59%
	Shadow Creek Ranch	\$4,621	23%	77%
6/7/2013 - 4/18/2018	City Wide	\$4,875	57%	43%
4/19/2018 - Present	City Wide	\$6,477	55%	45%

(a) Water and Wastewater Impact Fee applicable for property platted during the Impact Fee Period.

(b) For the Impact Fee periods 7/8/2000 - 2/6/2003, 2/7/2003 - 5/22/2008 and 5/23/2008 - 6/6/3013 the City of Pearland assessed separate Impact Fees for the Shadow Creek Ranch.

City of Pearland
Water and Wastewater Impact Fees
Property Platted: 8/22/1997 - 7/7/2000



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 27%	Wastewater Impact Fee 73%
1	Bakery	Square Foot	0.0007	\$1,997	\$1.40	\$0.38	\$1.02
2	Barber Shop	Chair	0.47	\$1,997	\$938.59	\$253.42	\$685.17
3	Beauty Shop***	Bowl	0.47	\$1,997	\$938.59	\$253.42	\$685.17
4	Bowling Alley (Does not include restaurant)	Lane	0.635	\$1,997	\$1,268.10	\$342.39	\$925.71
5	Car Repair (Does not include car wash)	Square Foot	0.00016	\$1,997	\$0.32	\$0.09	\$0.23
6	Carwash, Tunnel Self Serve	Lane	6.35	\$1,997	\$12,680.95	\$3,423.86	\$9,257.09
7	Carwash, Wand Type Self Serve	Bay	1.22	\$1,997	\$2,436.34	\$657.81	\$1,778.53
8	Carwash, Tunnel with Attendants (Does not include reclamation)	Lane	31.43	\$1,997	\$62,765.71	\$16,946.74	\$45,818.97
9	Church, Administration*	Person	0.047	\$1,997	\$93.86	\$25.34	\$68.52
10	Church, Auditorium	Seat	0.0032	\$1,997	\$6.39	\$1.73	\$4.66
11	Church, Classroom	Seat	0.0047	\$1,997	\$9.39	\$2.54	\$6.85
12	Club/Tavern/Lounge	Seat	0.031	\$1,997	\$61.91	\$16.72	\$45.19
13	Convenience Store	Square Foot	0.00022	\$1,997	\$0.44	\$0.12	\$0.32
14	Country Club*	Member	0.39	\$1,997	\$778.83	\$210.28	\$568.55
15	Day Care Center*	Occupant	0.0317	\$1,997	\$63.30	\$17.09	\$46.21
16	Doctor/Dentist/Medical Office	Square Foot	0.000335	\$1,997	\$0.67	\$0.18	\$0.49
17	Dormitory	Bed	0.286	\$1,997	\$571.14	\$154.21	\$416.93
18	Driving Range	Tee	0.21	\$1,997	\$419.37	\$113.23	\$306.14
19	Fire Station	Employee	0.286	\$1,997	\$571.14	\$154.21	\$416.93
20	Funeral Home	Body	2.14	\$1,997	\$4,273.58	\$1,153.87	\$3,119.71
21	Gas Station, Self-Service**	Island	0.8	\$1,997	\$1,597.60	\$431.35	\$1,166.25
22	Gas Station, Full Service**	Island	0.86	\$1,997	\$1,717.42	\$463.70	\$1,253.72
23	Grocery Store (Does not include restaurant)	Square Foot	0.00026	\$1,997	\$0.52	\$0.14	\$0.38
24	Health Club*	Member	0.016	\$1,997	\$31.95	\$8.63	\$23.32
25	Health Club w/Whirlpool or Pool*	Member	0.032	\$1,997	\$63.90	\$17.25	\$46.65
26	Hospital (Does not include designated office areas)	Bed	0.635	\$1,997	\$1,268.10	\$342.39	\$925.71
27	Hotel/Motel (Does not include restaurant)	Room	0.251	\$1,997	\$501.25	\$135.34	\$365.91
28	Hotel/Motel w/Kitchenettes	Room	0.43	\$1,997	\$858.71	\$231.85	\$626.86
29	Ice Cream Parlor w/Seating	Seat	0.047	\$1,997	\$93.86	\$25.34	\$68.52
30	Indoor Entertainment/Amusement*	Occupant	0.031	\$1,997	\$61.91	\$16.72	\$45.19
31	Industrial Laundry	50 lbs	0.95	\$1,997	\$1,897.15	\$512.23	\$1,384.92
32	Manufacturing	Square Foot	0.00016	\$1,997	\$0.32	\$0.09	\$0.23

*Occupancy Loads established by the adopted building codes

**Island is defined as 1 pumping station; Does not include car wash

***For Nail Salon divide Beauty shop rates by 4

City of Pearland
Water and Wastewater Impact Fees
Property Platted: 8/22/1997 - 7/7/2000



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 27%	Wastewater Impact Fee 73%
33	Nursing Home	Bed	0.286	\$1,997	\$571.14	\$154.21	\$416.93
34	Office Building	Square Foot	0.000335	\$1,997	\$0.67	\$0.18	\$0.49
35	Photo Store, 1 Hr.	Store	4	\$1,997	\$7,988.00	\$2,156.76	\$5,831.24
36	Post Office, Excluding Dock	Square Foot	0.000254	\$1,997	\$0.51	\$0.14	\$0.37
37	Racquetball Club	Court	0.51	\$1,997	\$1,018.47	\$274.99	\$743.48
38	Recreation Vehicle Park	Space	0.2381	\$1,997	\$475.49	\$128.38	\$347.11
39	Resident, Apartment	Dwelling Unit	0.7	\$1,997	\$1,397.90	\$377.43	\$1,020.47
40	Resident, Condominium	Dwelling Unit	0.7	\$1,997	\$1,397.90	\$377.43	\$1,020.47
41	Resident, Duplex	Dwelling Unit	1	\$1,997	\$1,997.00	\$539.19	\$1,457.81
42	Resident, Mobile Home	Dwelling Unit	0.7	\$1,997	\$1,397.90	\$377.43	\$1,020.47
43	Resident, Single Family (Basic Service Unit)	Dwelling Unit	1	\$1,997	\$1,997.00	\$539.19	\$1,457.81
44	Resident, Town House	Dwelling Unit	1	\$1,997	\$1,997.00	\$539.19	\$1,457.81
45	Restaurant, Full Service	Seat	0.11	\$1,997	\$219.67	\$59.31	\$160.36
46	Restaurant, FF w/Seat	Seat	0.047	\$1,997	\$93.86	\$25.34	\$68.52
47	Restaurant, FFw/o Seat	Square Foot	0.0023	\$1,997	\$4.59	\$1.24	\$3.35
48	Restaurant, Buffet w/Seating and non-disposable dinnerware & flatware	Seat	0.11	\$1,997	\$219.67	\$59.31	\$160.36
49	Restaurant, Buffet w/Seating and disposable dinnerware & flatware	Seat	0.0705	\$1,997	\$140.79	\$38.01	\$102.78
50	Retail Store	Square Foot	0.000223	\$1,997	\$0.45	\$0.12	\$0.33
51	School, High (Does not include Resident Dormitory)	Seat	0.0476	\$1,997	\$95.06	\$25.67	\$69.39
52	School, Other (Does not include Resident Dormitory)	Seat	0.0317	\$1,997	\$63.30	\$17.09	\$46.21
53	Skating Rink*	Occupant	0.016	\$1,997	\$31.95	\$8.63	\$23.32
54	Swimming Pool*	Occupant	0.016	\$1,997	\$31.95	\$8.63	\$23.32
55	Stadium	Seat	0.01	\$1,997	\$19.97	\$5.39	\$14.58
56	Theater, Drive-in	Space	0.016	\$1,997	\$31.95	\$8.63	\$23.32
57	Theater, Indoor	Seat	0.016	\$1,997	\$31.95	\$8.63	\$23.32
58	Toilet (Non-specific)	Toilet	0.254	\$1,997	\$507.24	\$136.95	\$370.29
59	Transportation Terminal w/o Restaurant	Passenger	0.016	\$1,997	\$31.95	\$8.63	\$23.32
60	Warehouse	Square Foot	0.0001	\$1,997	\$0.20	\$0.05	\$0.15
61	Washeteria	Machine	1.58	\$1,997	\$3,155.26	\$851.92	\$2,303.34

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***For Nail Salon divide Beauty shop rates by 4

City of Pearland
Water and Wastewater Impact Fees
Property Platted: 7/8/2000 - 2/6/2003



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 53%	Wastewater Impact Fee 47%
1	Bakery	Square Foot	0.0007	\$2,968	\$2.08	\$1.10	\$0.98
2	Barber Shop	Chair	0.47	\$2,968	\$1,394.96	\$739.33	\$655.63
3	Beauty Shop***	Bowl	0.47	\$2,968	\$1,394.96	\$739.33	\$655.63
4	Bowling Alley (Does not include restaurant)	Lane	0.635	\$2,968	\$1,884.68	\$998.88	\$885.80
5	Car Repair (Does not include car wash)	Square Foot	0.00016	\$2,968	\$0.47	\$0.25	\$0.22
6	Carwash, Tunnel Self Serve	Lane	6.35	\$2,968	\$18,846.80	\$9,988.80	\$8,858.00
7	Carwash, Wand Type Self Serve	Bay	1.22	\$2,968	\$3,620.96	\$1,919.11	\$1,701.85
8	Carwash, Tunnel with Attendants (Does not include reclamation)	Lane	31.43	\$2,968	\$93,284.24	\$49,440.65	\$43,843.59
9	Church, Administration*	Person	0.047	\$2,968	\$139.50	\$73.94	\$65.57
10	Church, Auditorium	Seat	0.0032	\$2,968	\$9.50	\$5.04	\$4.47
11	Church, Classroom	Seat	0.0047	\$2,968	\$13.95	\$7.39	\$6.56
12	Club/Tavern/Lounge	Seat	0.031	\$2,968	\$92.01	\$48.77	\$43.24
13	Convenience Store	Square Foot	0.00022	\$2,968	\$0.65	\$0.34	\$0.31
14	Country Club*	Member	0.39	\$2,968	\$1,157.52	\$613.49	\$544.03
15	Day Care Center*	Occupant	0.0317	\$2,968	\$94.09	\$49.87	\$44.22
16	Doctor/Dentist/Medical Office	Square Foot	0.000335	\$2,968	\$0.99	\$0.52	\$0.47
17	Dormitory	Bed	0.286	\$2,968	\$848.85	\$449.89	\$398.96
18	Driving Range	Tee	0.21	\$2,968	\$623.28	\$330.34	\$292.94
19	Fire Station	Employee	0.286	\$2,968	\$848.85	\$449.89	\$398.96
20	Funeral Home	Body	2.14	\$2,968	\$6,351.52	\$3,366.31	\$2,985.21
21	Gas Station, Self-Service**	Island	0.8	\$2,968	\$2,374.40	\$1,258.43	\$1,115.97
22	Gas Station, Full Service**	Island	0.86	\$2,968	\$2,552.48	\$1,352.81	\$1,199.67
23	Grocery Store (Does not include restaurant)	Square Foot	0.00026	\$2,968	\$0.77	\$0.41	\$0.36
24	Health Club*	Member	0.016	\$2,968	\$47.49	\$25.17	\$22.32
25	Health Club w/Whirlpool or Pool*	Member	0.032	\$2,968	\$94.98	\$50.34	\$44.64
26	Hospital (Does not include designated office areas)	Bed	0.635	\$2,968	\$1,884.68	\$998.88	\$885.80
27	Hotel/Motel (Does not include restaurant)	Room	0.251	\$2,968	\$744.97	\$394.83	\$350.14
28	Hotel/Motel w/Kitchenettes	Room	0.43	\$2,968	\$1,276.24	\$676.41	\$599.83
29	Ice Cream Parlor w/Seating	Seat	0.047	\$2,968	\$139.50	\$73.94	\$65.57
30	Indoor Entertainment/Amusement*	Occupant	0.031	\$2,968	\$92.01	\$48.77	\$43.24
31	Industrial Laundry	50 lbs	0.95	\$2,968	\$2,819.60	\$1,494.39	\$1,325.21
32	Manufacturing	Square Foot	0.00016	\$2,968	\$0.47	\$0.25	\$0.22

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No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 53%	Wastewater Impact Fee 47%
33	Nursing Home	Bed	0.286	\$2,968	\$848.85	\$449.89	\$398.96
34	Office Building	Square Foot	0.000335	\$2,968	\$0.99	\$0.52	\$0.47
35	Photo Store, 1 Hr.	Store	4	\$2,968	\$11,872.00	\$6,292.16	\$5,579.84
36	Post Office, Excluding Dock	Square Foot	0.000254	\$2,968	\$0.75	\$0.40	\$0.35
37	Racquetball Club	Court	0.51	\$2,968	\$1,513.68	\$802.25	\$711.43
38	Recreation Vehicle Park	Space	0.2381	\$2,968	\$706.68	\$374.54	\$332.14
39	Resident, Apartment	Dwelling Unit	0.7	\$2,968	\$2,077.60	\$1,101.13	\$976.47
40	Resident, Condominium	Dwelling Unit	0.7	\$2,968	\$2,077.60	\$1,101.13	\$976.47
41	Resident, Duplex	Dwelling Unit	1	\$2,968	\$2,968.00	\$1,573.04	\$1,394.96
42	Resident, Mobile Home	Dwelling Unit	0.7	\$2,968	\$2,077.60	\$1,101.13	\$976.47
43	Resident, Single Family (Basic Service Unit)	Dwelling Unit	1	\$2,968	\$2,968.00	\$1,573.04	\$1,394.96
44	Resident, Town House	Dwelling Unit	1	\$2,968	\$2,968.00	\$1,573.04	\$1,394.96
45	Restaurant, Full Service	Seat	0.11	\$2,968	\$326.48	\$173.03	\$153.45
46	Restaurant, FF w/Seat	Seat	0.047	\$2,968	\$139.50	\$73.94	\$65.57
47	Restaurant, FFw/o Seat	Square Foot	0.0023	\$2,968	\$6.83	\$3.62	\$3.21
48	Restaurant, Buffet w/Seating and non-disposable dinnerware & flatware	Seat	0.11	\$2,968	\$326.48	\$173.03	\$153.45
49	Restaurant, Buffet w/Seating and disposable dinnerware & flatware	Seat	0.0705	\$2,968	\$209.24	\$110.90	\$98.34
50	Retail Store	Square Foot	0.000223	\$2,968	\$0.66	\$0.35	\$0.31
51	School, High (Does not include Resident Dormitory)	Seat	0.0476	\$2,968	\$141.28	\$74.88	\$66.40
52	School, Other (Does not include Resident Dormitory)	Seat	0.0317	\$2,968	\$94.09	\$49.87	\$44.22
53	Skating Rink*	Occupant	0.016	\$2,968	\$47.49	\$25.17	\$22.32
54	Swimming Pool*	Occupant	0.016	\$2,968	\$47.49	\$25.17	\$22.32
55	Stadium	Seat	0.01	\$2,968	\$29.68	\$15.73	\$13.95
56	Theater, Drive-in	Space	0.016	\$2,968	\$47.49	\$25.17	\$22.32
57	Theater, Indoor	Seat	0.016	\$2,968	\$47.49	\$25.17	\$22.32
58	Toilet (Non-specific)	Toilet	0.254	\$2,968	\$753.87	\$399.55	\$354.32
59	Transportation Terminal w/o Restaurant	Passenger	0.016	\$2,968	\$47.49	\$25.17	\$22.32
60	Warehouse	Square Foot	0.0001	\$2,968	\$0.30	\$0.16	\$0.14
61	Washeteria	Machine	1.58	\$2,968	\$4,689.44	\$2,485.40	\$2,204.04

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Shadow Creek Ranch

Water and Wastewater Impact Fees

Property Platted: 7/8/2000 - 2/6/2003



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 20%	Wastewater Impact Fee 80%
1	Bakery	Square Foot	0.0007	\$2,678	\$1.87	\$0.37	\$1.50
2	Barber Shop	Chair	0.47	\$2,678	\$1,258.66	\$251.73	\$1,006.93
3	Beauty Shop***	Bowl	0.47	\$2,678	\$1,258.66	\$251.73	\$1,006.93
4	Bowling Alley (Does not include restaurant)	Lane	0.635	\$2,678	\$1,700.53	\$340.11	\$1,360.42
5	Car Repair (Does not include car wash)	Square Foot	0.00016	\$2,678	\$0.43	\$0.09	\$0.34
6	Carwash, Tunnel Self Serve	Lane	6.35	\$2,678	\$17,005.30	\$3,401.06	\$13,604.24
7	Carwash, Wand Type Self Serve	Bay	1.22	\$2,678	\$3,267.16	\$653.43	\$2,613.73
8	Carwash, Tunnel with Attendants (Does not include reclamation)	Lane	31.43	\$2,678	\$84,169.54	\$16,833.91	\$67,335.63
9	Church, Administration*	Person	0.047	\$2,678	\$125.87	\$25.17	\$100.70
10	Church, Auditorium	Seat	0.0032	\$2,678	\$8.57	\$1.71	\$6.86
11	Church, Classroom	Seat	0.0047	\$2,678	\$12.59	\$2.52	\$10.07
12	Club/Tavern/Lounge	Seat	0.031	\$2,678	\$83.02	\$16.60	\$66.42
13	Convenience Store	Square Foot	0.00022	\$2,678	\$0.59	\$0.12	\$0.47
14	Country Club*	Member	0.39	\$2,678	\$1,044.42	\$208.88	\$835.54
15	Day Care Center*	Occupant	0.0317	\$2,678	\$84.89	\$16.98	\$67.91
16	Doctor/Dentist/Medical Office	Square Foot	0.000335	\$2,678	\$0.90	\$0.18	\$0.72
17	Dormitory	Bed	0.286	\$2,678	\$765.91	\$153.18	\$612.73
18	Driving Range	Tee	0.21	\$2,678	\$562.38	\$112.48	\$449.90
19	Fire Station	Employee	0.286	\$2,678	\$765.91	\$153.18	\$612.73
20	Funeral Home	Body	2.14	\$2,678	\$5,730.92	\$1,146.18	\$4,584.74
21	Gas Station, Self-Service**	Island	0.8	\$2,678	\$2,142.40	\$428.48	\$1,713.92
22	Gas Station, Full Service**	Island	0.86	\$2,678	\$2,303.08	\$460.62	\$1,842.46
23	Grocery Store (Does not include restaurant)	Square Foot	0.00026	\$2,678	\$0.70	\$0.14	\$0.56
24	Health Club*	Member	0.016	\$2,678	\$42.85	\$8.57	\$34.28
25	Health Club w/Whirlpool or Pool*	Member	0.032	\$2,678	\$85.70	\$17.14	\$68.56
26	Hospital (Does not include designated office areas)	Bed	0.635	\$2,678	\$1,700.53	\$340.11	\$1,360.42
27	Hotel/Motel (Does not include restaurant)	Room	0.251	\$2,678	\$672.18	\$134.44	\$537.74
28	Hotel/Motel w/Kitchenettes	Room	0.43	\$2,678	\$1,151.54	\$230.31	\$921.23
29	Ice Cream Parlor w/Seating	Seat	0.047	\$2,678	\$125.87	\$25.17	\$100.70
30	Indoor Entertainment/Amusement*	Occupant	0.031	\$2,678	\$83.02	\$16.60	\$66.42
31	Industrial Laundry	50 lbs	0.95	\$2,678	\$2,544.10	\$508.82	\$2,035.28
32	Manufacturing	Square Foot	0.00016	\$2,678	\$0.43	\$0.09	\$0.34

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Shadow Creek Ranch

Water and Wastewater Impact Fees

Property Platted: 7/8/2000 - 2/6/2003



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 20%	Wastewater Impact Fee 80%
33	Nursing Home	Bed	0.286	\$2,678	\$765.91	\$153.18	\$612.73
34	Office Building	Square Foot	0.000335	\$2,678	\$0.90	\$0.18	\$0.72
35	Photo Store, 1 Hr.	Store	4	\$2,678	\$10,712.00	\$2,142.40	\$8,569.60
36	Post Office, Excluding Dock	Square Foot	0.000254	\$2,678	\$0.68	\$0.14	\$0.54
37	Racquetball Club	Court	0.51	\$2,678	\$1,365.78	\$273.16	\$1,092.62
38	Recreation Vehicle Park	Space	0.2381	\$2,678	\$637.63	\$127.53	\$510.10
39	Resident, Apartment	Dwelling Unit	0.7	\$2,678	\$1,874.60	\$374.92	\$1,499.68
40	Resident, Condominium	Dwelling Unit	0.7	\$2,678	\$1,874.60	\$374.92	\$1,499.68
41	Resident, Duplex	Dwelling Unit	1	\$2,678	\$2,678.00	\$535.60	\$2,142.40
42	Resident, Mobile Home	Dwelling Unit	0.7	\$2,678	\$1,874.60	\$374.92	\$1,499.68
43	Resident, Single Family (Basic Service Unit)	Dwelling Unit	1	\$2,678	\$2,678.00	\$535.60	\$2,142.40
44	Resident, Town House	Dwelling Unit	1	\$2,678	\$2,678.00	\$535.60	\$2,142.40
45	Restaurant, Full Service	Seat	0.11	\$2,678	\$294.58	\$58.92	\$235.66
46	Restaurant, FF w/Seat	Seat	0.047	\$2,678	\$125.87	\$25.17	\$100.70
47	Restaurant, FFw/o Seat	Square Foot	0.0023	\$2,678	\$6.16	\$1.23	\$4.93
48	Restaurant, Buffet w/Seating and non-disposable dinnerware & flatware	Seat	0.11	\$2,678	\$294.58	\$58.92	\$235.66
49	Restaurant, Buffet w/Seating and disposable dinnerware & flatware	Seat	0.0705	\$2,678	\$188.80	\$37.76	\$151.04
50	Retail Store	Square Foot	0.000223	\$2,678	\$0.60	\$0.12	\$0.48
51	School, High (Does not include Resident Dormitory)	Seat	0.0476	\$2,678	\$127.47	\$25.49	\$101.98
52	School, Other (Does not include Resident Dormitory)	Seat	0.0317	\$2,678	\$84.89	\$16.98	\$67.91
53	Skating Rink*	Occupant	0.016	\$2,678	\$42.85	\$8.57	\$34.28
54	Swimming Pool*	Occupant	0.016	\$2,678	\$42.85	\$8.57	\$34.28
55	Stadium	Seat	0.01	\$2,678	\$26.78	\$5.36	\$21.42
56	Theater, Drive-in	Space	0.016	\$2,678	\$42.85	\$8.57	\$34.28
57	Theater, Indoor	Seat	0.016	\$2,678	\$42.85	\$8.57	\$34.28
58	Toilet (Non-specific)	Toilet	0.254	\$2,678	\$680.21	\$136.04	\$544.17
59	Transportation Terminal w/o Restaurant	Passenger	0.016	\$2,678	\$42.85	\$8.57	\$34.28
60	Warehouse	Square Foot	0.0001	\$2,678	\$0.27	\$0.05	\$0.22
61	Washeteria	Machine	1.58	\$2,678	\$4,231.24	\$846.25	\$3,384.99

*Occupancy Loads established by the adopted building codes

**Island is defined as 1 pumping station; Does not include car wash

***For Nail Salon divide Beauty shop rates by 4

City of Pearland
Water and Wastewater Impact Fees
Property Platted: 2/7/2003 - 5/22/2008



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 52%	Wastewater Impact Fee 48%
1	Bakery	Square Foot	0.0007	\$3,496	\$2.45	\$1.27	\$1.18
2	Barber Shop	Chair	0.47	\$3,496	\$1,643.12	\$854.42	\$788.70
3	Beauty Shop***	Bowl	0.47	\$3,496	\$1,643.12	\$854.42	\$788.70
4	Bowling Alley (Does not include restaurant)	Lane	0.635	\$3,496	\$2,219.96	\$1,154.38	\$1,065.58
5	Car Repair (Does not include car wash)	Square Foot	0.00016	\$3,496	\$0.56	\$0.29	\$0.27
6	Carwash, Tunnel Self Serve	Lane	6.35	\$3,496	\$22,199.60	\$11,543.79	\$10,655.81
7	Carwash, Wand Type Self Serve	Bay	1.22	\$3,496	\$4,265.12	\$2,217.86	\$2,047.26
8	Carwash, Tunnel with Attendants (Does not include reclamation)	Lane	31.43	\$3,496	\$109,879.28	\$57,137.23	\$52,742.05
9	Church, Administration*	Person	0.047	\$3,496	\$164.31	\$85.44	\$78.87
10	Church, Auditorium	Seat	0.0032	\$3,496	\$11.19	\$5.82	\$5.37
11	Church, Classroom	Seat	0.0047	\$3,496	\$16.43	\$8.54	\$7.89
12	Club/Tavern/Lounge	Seat	0.031	\$3,496	\$108.38	\$56.36	\$52.02
13	Convenience Store	Square Foot	0.00022	\$3,496	\$0.77	\$0.40	\$0.37
14	Country Club*	Member	0.39	\$3,496	\$1,363.44	\$708.99	\$654.45
15	Day Care Center*	Occupant	0.0317	\$3,496	\$110.82	\$57.63	\$53.19
16	Doctor/Dentist/Medical Office	Square Foot	0.000335	\$3,496	\$1.17	\$0.61	\$0.56
17	Dormitory	Bed	0.286	\$3,496	\$999.86	\$519.93	\$479.93
18	Driving Range	Tee	0.21	\$3,496	\$734.16	\$381.76	\$352.40
19	Fire Station	Employee	0.286	\$3,496	\$999.86	\$519.93	\$479.93
20	Funeral Home	Body	2.14	\$3,496	\$7,481.44	\$3,890.35	\$3,591.09
21	Gas Station, Self-Service**	Island	0.8	\$3,496	\$2,796.80	\$1,454.34	\$1,342.46
22	Gas Station, Full Service**	Island	0.86	\$3,496	\$3,006.56	\$1,563.41	\$1,443.15
23	Grocery Store (Does not include restaurant)	Square Foot	0.00026	\$3,496	\$0.91	\$0.47	\$0.44
24	Health Club*	Member	0.016	\$3,496	\$55.94	\$29.09	\$26.85
25	Health Club w/Whirlpool or Pool*	Member	0.032	\$3,496	\$111.87	\$58.17	\$53.70
26	Hospital (Does not include designated office areas)	Bed	0.635	\$3,496	\$2,219.96	\$1,154.38	\$1,065.58
27	Hotel/Motel (Does not include restaurant)	Room	0.251	\$3,496	\$877.50	\$456.30	\$421.20
28	Hotel/Motel w/Kitchenettes	Room	0.43	\$3,496	\$1,503.28	\$781.71	\$721.57
29	Ice Cream Parlor w/Seating	Seat	0.047	\$3,496	\$164.31	\$85.44	\$78.87
30	Indoor Entertainment/Amusement*	Occupant	0.031	\$3,496	\$108.38	\$56.36	\$52.02
31	Industrial Laundry	50 lbs	0.95	\$3,496	\$3,321.20	\$1,727.02	\$1,594.18
32	Manufacturing	Square Foot	0.00016	\$3,496	\$0.56	\$0.29	\$0.27

*Occupancy Loads established by the adopted building codes

**Island is defined as 1 pumping station; Does not include car wash

***For Nail Salon divide Beauty shop rates by 4

City of Pearland
Water and Wastewater Impact Fees
Property Platted: 2/7/2003 - 5/22/2008



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 52%	Wastewater Impact Fee 48%
33	Nursing Home	Bed	0.286	\$3,496	\$999.86	\$519.93	\$479.93
34	Office Building	Square Foot	0.000335	\$3,496	\$1.17	\$0.61	\$0.56
35	Photo Store, 1 Hr.	Store	4	\$3,496	\$13,984.00	\$7,271.68	\$6,712.32
36	Post Office, Excluding Dock	Square Foot	0.000254	\$3,496	\$0.89	\$0.46	\$0.43
37	Racquetball Club	Court	0.51	\$3,496	\$1,782.96	\$927.14	\$855.82
38	Recreation Vehicle Park	Space	0.2381	\$3,496	\$832.40	\$432.85	\$399.55
39	Resident, Apartment	Dwelling Unit	0.7	\$3,496	\$2,447.20	\$1,272.54	\$1,174.66
40	Resident, Condominium	Dwelling Unit	0.7	\$3,496	\$2,447.20	\$1,272.54	\$1,174.66
41	Resident, Duplex	Dwelling Unit	1	\$3,496	\$3,496.00	\$1,817.92	\$1,678.08
42	Resident, Mobile Home	Dwelling Unit	0.7	\$3,496	\$2,447.20	\$1,272.54	\$1,174.66
43	Resident, Single Family (Basic Service Unit)	Dwelling Unit	1	\$3,496	\$3,496.00	\$1,817.92	\$1,678.08
44	Resident, Town House	Dwelling Unit	1	\$3,496	\$3,496.00	\$1,817.92	\$1,678.08
45	Restaurant, Full Service	Seat	0.11	\$3,496	\$384.56	\$199.97	\$184.59
46	Restaurant, FF w/Seat	Seat	0.047	\$3,496	\$164.31	\$85.44	\$78.87
47	Restaurant, FFw/o Seat	Square Foot	0.0023	\$3,496	\$8.04	\$4.18	\$3.86
48	Restaurant, Buffet w/Seating and non-disposable dinnerware & flatware	Seat	0.11	\$3,496	\$384.56	\$199.97	\$184.59
49	Restaurant, Buffet w/Seating and disposable dinnerware & flatware	Seat	0.0705	\$3,496	\$246.47	\$128.16	\$118.31
50	Retail Store	Square Foot	0.000223	\$3,496	\$0.78	\$0.41	\$0.37
51	School, High (Does not include Resident Dormitory)	Seat	0.0476	\$3,496	\$166.41	\$86.53	\$79.88
52	School, Other (Does not include Resident Dormitory)	Seat	0.0317	\$3,496	\$110.82	\$57.63	\$53.19
53	Skating Rink*	Occupant	0.016	\$3,496	\$55.94	\$29.09	\$26.85
54	Swimming Pool*	Occupant	0.016	\$3,496	\$55.94	\$29.09	\$26.85
55	Stadium	Seat	0.01	\$3,496	\$34.96	\$18.18	\$16.78
56	Theater, Drive-in	Space	0.016	\$3,496	\$55.94	\$29.09	\$26.85
57	Theater, Indoor	Seat	0.016	\$3,496	\$55.94	\$29.09	\$26.85
58	Toilet (Non-specific)	Toilet	0.254	\$3,496	\$887.98	\$461.75	\$426.23
59	Transportation Terminal w/o Restaurant	Passenger	0.016	\$3,496	\$55.94	\$29.09	\$26.85
60	Warehouse	Square Foot	0.0001	\$3,496	\$0.35	\$0.18	\$0.17
61	Washeteria	Machine	1.58	\$3,496	\$5,523.68	\$2,872.31	\$2,651.37

*Occupancy Loads established by the adopted building codes

**Island is defined as 1 pumping station; Does not include car wash

***For Nail Salon divide Beauty shop rates by 4

Shadow Creek Ranch

Water and Wastewater Impact Fees

Property Platted: 2/7/2003 - 5/22/2008



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 23%	Wastewater Impact Fee 77%
1	Bakery	Square Foot	0.0007	\$2,672	\$1.87	\$0.43	\$1.44
2	Barber Shop	Chair	0.47	\$2,672	\$1,255.84	\$288.84	\$967.00
3	Beauty Shop***	Bowl	0.47	\$2,672	\$1,255.84	\$288.84	\$967.00
4	Bowling Alley (Does not include restaurant)	Lane	0.635	\$2,672	\$1,696.72	\$390.25	\$1,306.47
5	Car Repair (Does not include car wash)	Square Foot	0.00016	\$2,672	\$0.43	\$0.10	\$0.33
6	Carwash, Tunnel Self Serve	Lane	6.35	\$2,672	\$16,967.20	\$3,902.46	\$13,064.74
7	Carwash, Wand Type Self Serve	Bay	1.22	\$2,672	\$3,259.84	\$749.76	\$2,510.08
8	Carwash, Tunnel with Attendants (Does not include reclamation)	Lane	31.43	\$2,672	\$83,980.96	\$19,315.62	\$64,665.34
9	Church, Administration*	Person	0.047	\$2,672	\$125.58	\$28.88	\$96.70
10	Church, Auditorium	Seat	0.0032	\$2,672	\$8.55	\$1.97	\$6.58
11	Church, Classroom	Seat	0.0047	\$2,672	\$12.56	\$2.89	\$9.67
12	Club/Tavern/Lounge	Seat	0.031	\$2,672	\$82.83	\$19.05	\$63.78
13	Convenience Store	Square Foot	0.00022	\$2,672	\$0.59	\$0.14	\$0.45
14	Country Club*	Member	0.39	\$2,672	\$1,042.08	\$239.68	\$802.40
15	Day Care Center*	Occupant	0.0317	\$2,672	\$84.70	\$19.48	\$65.22
16	Doctor/Dentist/Medical Office	Square Foot	0.000335	\$2,672	\$0.90	\$0.21	\$0.69
17	Dormitory	Bed	0.286	\$2,672	\$764.19	\$175.76	\$588.43
18	Driving Range	Tee	0.21	\$2,672	\$561.12	\$129.06	\$432.06
19	Fire Station	Employee	0.286	\$2,672	\$764.19	\$175.76	\$588.43
20	Funeral Home	Body	2.14	\$2,672	\$5,718.08	\$1,315.16	\$4,402.92
21	Gas Station, Self-Service**	Island	0.8	\$2,672	\$2,137.60	\$491.65	\$1,645.95
22	Gas Station, Full Service**	Island	0.86	\$2,672	\$2,297.92	\$528.52	\$1,769.40
23	Grocery Store (Does not include restaurant)	Square Foot	0.00026	\$2,672	\$0.69	\$0.16	\$0.53
24	Health Club*	Member	0.016	\$2,672	\$42.75	\$9.83	\$32.92
25	Health Club w/Whirlpool or Pool*	Member	0.032	\$2,672	\$85.50	\$19.67	\$65.84
26	Hospital (Does not include designated office areas)	Bed	0.635	\$2,672	\$1,696.72	\$390.25	\$1,306.47
27	Hotel/Motel (Does not include restaurant)	Room	0.251	\$2,672	\$670.67	\$154.25	\$516.42
28	Hotel/Motel w/Kitchenettes	Room	0.43	\$2,672	\$1,148.96	\$264.26	\$884.70
29	Ice Cream Parlor w/Seating	Seat	0.047	\$2,672	\$125.58	\$28.88	\$96.70
30	Indoor Entertainment/Amusement*	Occupant	0.031	\$2,672	\$82.83	\$19.05	\$63.78
31	Industrial Laundry	50 lbs	0.95	\$2,672	\$2,538.40	\$583.83	\$1,954.57
32	Manufacturing	Square Foot	0.00016	\$2,672	\$0.43	\$0.10	\$0.33

*Occupancy Loads established by the adopted building codes

**Island is defined as 1 pumping station; Does not include car wash

***For Nail Salon divide Beauty shop rates by 4

Shadow Creek Ranch

Water and Wastewater Impact Fees

Property Platted: 2/7/2003 - 5/22/2008



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 23%	Wastewater Impact Fee 77%
33	Nursing Home	Bed	0.286	\$2,672	\$764.19	\$175.76	\$588.43
34	Office Building	Square Foot	0.000335	\$2,672	\$0.90	\$0.21	\$0.69
35	Photo Store, 1 Hr.	Store	4	\$2,672	\$10,688.00	\$2,458.24	\$8,229.76
36	Post Office, Excluding Dock	Square Foot	0.000254	\$2,672	\$0.68	\$0.16	\$0.52
37	Racquetball Club	Court	0.51	\$2,672	\$1,362.72	\$313.43	\$1,049.29
38	Recreation Vehicle Park	Space	0.2381	\$2,672	\$636.20	\$146.33	\$489.87
39	Resident, Apartment	Dwelling Unit	0.7	\$2,672	\$1,870.40	\$430.19	\$1,440.21
40	Resident, Condominium	Dwelling Unit	0.7	\$2,672	\$1,870.40	\$430.19	\$1,440.21
41	Resident, Duplex	Dwelling Unit	1	\$2,672	\$2,672.00	\$614.56	\$2,057.44
42	Resident, Mobile Home	Dwelling Unit	0.7	\$2,672	\$1,870.40	\$430.19	\$1,440.21
43	Resident, Single Family (Basic Service Unit)	Dwelling Unit	1	\$2,672	\$2,672.00	\$614.56	\$2,057.44
44	Resident, Town House	Dwelling Unit	1	\$2,672	\$2,672.00	\$614.56	\$2,057.44
45	Restaurant, Full Service	Seat	0.11	\$2,672	\$293.92	\$67.60	\$226.32
46	Restaurant, FF w/Seat	Seat	0.047	\$2,672	\$125.58	\$28.88	\$96.70
47	Restaurant, FFw/o Seat	Square Foot	0.0023	\$2,672	\$6.15	\$1.41	\$4.74
48	Restaurant, Buffet w/Seating and non-disposable dinnerware & flatware	Seat	0.11	\$2,672	\$293.92	\$67.60	\$226.32
49	Restaurant, Buffet w/Seating and disposable dinnerware & flatware	Seat	0.0705	\$2,672	\$188.38	\$43.33	\$145.05
50	Retail Store	Square Foot	0.000223	\$2,672	\$0.60	\$0.14	\$0.46
51	School, High (Does not include Resident Dormitory)	Seat	0.0476	\$2,672	\$127.19	\$29.25	\$97.94
52	School, Other (Does not include Resident Dormitory)	Seat	0.0317	\$2,672	\$84.70	\$19.48	\$65.22
53	Skating Rink*	Occupant	0.016	\$2,672	\$42.75	\$9.83	\$32.92
54	Swimming Pool*	Occupant	0.016	\$2,672	\$42.75	\$9.83	\$32.92
55	Stadium	Seat	0.01	\$2,672	\$26.72	\$6.15	\$20.57
56	Theater, Drive-in	Space	0.016	\$2,672	\$42.75	\$9.83	\$32.92
57	Theater, Indoor	Seat	0.016	\$2,672	\$42.75	\$9.83	\$32.92
58	Toilet (Non-specific)	Toilet	0.254	\$2,672	\$678.69	\$156.10	\$522.59
59	Transportation Terminal w/o Restaurant	Passenger	0.016	\$2,672	\$42.75	\$9.83	\$32.92
60	Warehouse	Square Foot	0.0001	\$2,672	\$0.27	\$0.06	\$0.21
61	Washeteria	Machine	1.58	\$2,672	\$4,221.76	\$971.00	\$3,250.76

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***For Nail Salon divide Beauty shop rates by 4

City of Pearland

Water and Wastewater Impact Fees Property Platted: 5/23/2008 - 6/6/2013



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 41%	Wastewater Impact Fee 59%
1	Bakery	Square Foot	0.0007	\$4,840	\$3.39	\$1.39	\$2.00
2	Barber Shop	Chair	0.47	\$4,840	\$2,274.80	\$932.67	\$1,342.13
3	Beauty Shop***	Bowl	0.47	\$4,840	\$2,274.80	\$932.67	\$1,342.13
4	Bowling Alley (Does not include restaurant)	Lane	0.635	\$4,840	\$3,073.40	\$1,260.09	\$1,813.31
5	Car Repair (Does not include car wash)	Square Foot	0.00016	\$4,840	\$0.77	\$0.32	\$0.45
6	Carwash, Tunnel Self Serve	Lane	6.35	\$4,840	\$30,734.00	\$12,600.94	\$18,133.06
7	Carwash, Wand Type Self Serve	Bay	1.22	\$4,840	\$5,904.80	\$2,420.97	\$3,483.83
8	Carwash, Tunnel with Attendants (Does not include reclamation)	Lane	31.43	\$4,840	\$152,121.20	\$62,369.69	\$89,751.51
9	Church, Administration*	Person	0.047	\$4,840	\$227.48	\$93.27	\$134.21
10	Church, Auditorium	Seat	0.0032	\$4,840	\$15.49	\$6.35	\$9.14
11	Church, Classroom	Seat	0.0047	\$4,840	\$22.75	\$9.33	\$13.42
12	Club/Tavern/Lounge	Seat	0.031	\$4,840	\$150.04	\$61.52	\$88.52
13	Convenience Store	Square Foot	0.00022	\$4,840	\$1.06	\$0.43	\$0.63
14	Country Club*	Member	0.39	\$4,840	\$1,887.60	\$773.92	\$1,113.68
15	Day Care Center*	Occupant	0.0317	\$4,840	\$153.43	\$62.91	\$90.52
16	Doctor/Dentist/Medical Office	Square Foot	0.000335	\$4,840	\$1.62	\$0.66	\$0.96
17	Dormitory	Bed	0.286	\$4,840	\$1,384.24	\$567.54	\$816.70
18	Driving Range	Tee	0.21	\$4,840	\$1,016.40	\$416.72	\$599.68
19	Fire Station	Employee	0.286	\$4,840	\$1,384.24	\$567.54	\$816.70
20	Funeral Home	Body	2.14	\$4,840	\$10,357.60	\$4,246.62	\$6,110.98
21	Gas Station, Self-Service**	Island	0.8	\$4,840	\$3,872.00	\$1,587.52	\$2,284.48
22	Gas Station, Full Service**	Island	0.86	\$4,840	\$4,162.40	\$1,706.58	\$2,455.82
23	Grocery Store (Does not include restaurant)	Square Foot	0.00026	\$4,840	\$1.26	\$0.52	\$0.74
24	Health Club*	Member	0.016	\$4,840	\$77.44	\$31.75	\$45.69
25	Health Club w/Whirlpool or Pool*	Member	0.032	\$4,840	\$154.88	\$63.50	\$91.38
26	Hospital (Does not include designated office areas)	Bed	0.635	\$4,840	\$3,073.40	\$1,260.09	\$1,813.31
27	Hotel/Motel (Does not include restaurant)	Room	0.251	\$4,840	\$1,214.84	\$498.08	\$716.76
28	Hotel/Motel w/Kitchenettes	Room	0.43	\$4,840	\$2,081.20	\$853.29	\$1,227.91
29	Ice Cream Parlor w/Seating	Seat	0.047	\$4,840	\$227.48	\$93.27	\$134.21
30	Indoor Entertainment/Amusement*	Occupant	0.031	\$4,840	\$150.04	\$61.52	\$88.52
31	Industrial Laundry	50 lbs	0.95	\$4,840	\$4,598.00	\$1,885.18	\$2,712.82
32	Manufacturing	Square Foot	0.00016	\$4,840	\$0.77	\$0.32	\$0.45

*Occupancy Loads established by the adopted building codes

**Island is defined as 1 pumping station; Does not include car wash

***For Nail Salon divide Beauty shop rates by 4

City of Pearland

Water and Wastewater Impact Fees Property Platted: 5/23/2008 - 6/6/2013



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 41%	Wastewater Impact Fee 59%
33	Nursing Home	Bed	0.286	\$4,840	\$1,384.24	\$567.54	\$816.70
34	Office Building	Square Foot	0.000335	\$4,840	\$1.62	\$0.66	\$0.96
35	Photo Store, 1 Hr.	Store	4	\$4,840	\$19,360.00	\$7,937.60	\$11,422.40
36	Post Office, Excluding Dock	Square Foot	0.000254	\$4,840	\$1.23	\$0.50	\$0.73
37	Racquetball Club	Court	0.51	\$4,840	\$2,468.40	\$1,012.04	\$1,456.36
38	Recreation Vehicle Park	Space	0.2381	\$4,840	\$1,152.40	\$472.48	\$679.92
39	Resident, Apartment	Dwelling Unit	0.7	\$4,840	\$3,388.00	\$1,389.08	\$1,998.92
40	Resident, Condominium	Dwelling Unit	0.7	\$4,840	\$3,388.00	\$1,389.08	\$1,998.92
41	Resident, Duplex	Dwelling Unit	1	\$4,840	\$4,840.00	\$1,984.40	\$2,855.60
42	Resident, Mobile Home	Dwelling Unit	0.7	\$4,840	\$3,388.00	\$1,389.08	\$1,998.92
43	Resident, Single Family (Basic Service Unit)	Dwelling Unit	1	\$4,840	\$4,840.00	\$1,984.40	\$2,855.60
44	Resident, Town House	Dwelling Unit	1	\$4,840	\$4,840.00	\$1,984.40	\$2,855.60
45	Restaurant, Full Service	Seat	0.11	\$4,840	\$532.40	\$218.28	\$314.12
46	Restaurant, FF w/Seat	Seat	0.047	\$4,840	\$227.48	\$93.27	\$134.21
47	Restaurant, FFw/o Seat	Square Foot	0.0023	\$4,840	\$11.13	\$4.56	\$6.57
48	Restaurant, Buffet w/Seating and non-disposable dinnerware & flatware	Seat	0.11	\$4,840	\$532.40	\$218.28	\$314.12
49	Restaurant, Buffet w/Seating and disposable dinnerware & flatware	Seat	0.0705	\$4,840	\$341.22	\$139.90	\$201.32
50	Retail Store	Square Foot	0.000223	\$4,840	\$1.08	\$0.44	\$0.64
51	School, High (Does not include Resident Dormitory)	Seat	0.0476	\$4,840	\$230.38	\$94.46	\$135.92
52	School, Other (Does not include Resident Dormitory)	Seat	0.0317	\$4,840	\$153.43	\$62.91	\$90.52
53	Skating Rink*	Occupant	0.016	\$4,840	\$77.44	\$31.75	\$45.69
54	Swimming Pool*	Occupant	0.016	\$4,840	\$77.44	\$31.75	\$45.69
55	Stadium	Seat	0.01	\$4,840	\$48.40	\$19.84	\$28.56
56	Theater, Drive-in	Space	0.016	\$4,840	\$77.44	\$31.75	\$45.69
57	Theater, Indoor	Seat	0.016	\$4,840	\$77.44	\$31.75	\$45.69
58	Toilet (Non-specific)	Toilet	0.254	\$4,840	\$1,229.36	\$504.04	\$725.32
59	Transportation Terminal w/o Restaurant	Passenger	0.016	\$4,840	\$77.44	\$31.75	\$45.69
60	Warehouse	Square Foot	0.0001	\$4,840	\$0.48	\$0.20	\$0.28
61	Washeteria	Machine	1.58	\$4,840	\$7,647.20	\$3,135.35	\$4,511.85

*Occupancy Loads established by the adopted building codes

**Island is defined as 1 pumping station; Does not include car wash

***For Nail Salon divide Beauty shop rates by 4

Shadow Creek Ranch

Water and Wastewater Impact Fees

Property Platted: 5/23/2008 - 6/6/2013



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 23%	Wastewater Impact Fee 77%
1	Bakery	Square Foot	0.0007	\$4,621	\$3.23	\$0.74	\$2.49
2	Barber Shop	Chair	0.47	\$4,621	\$2,171.87	\$499.53	\$1,672.34
3	Beauty Shop***	Bowl	0.47	\$4,621	\$2,171.87	\$499.53	\$1,672.34
4	Bowling Alley (Does not include restaurant)	Lane	0.635	\$4,621	\$2,934.34	\$674.90	\$2,259.44
5	Car Repair (Does not include car wash)	Square Foot	0.00016	\$4,621	\$0.74	\$0.17	\$0.57
6	Carwash, Tunnel Self Serve	Lane	6.35	\$4,621	\$29,343.35	\$6,748.97	\$22,594.38
7	Carwash, Wand Type Self Serve	Bay	1.22	\$4,621	\$5,637.62	\$1,296.65	\$4,340.97
8	Carwash, Tunnel with Attendants (Does not include reclamation)	Lane	31.43	\$4,621	\$145,238.03	\$33,404.75	\$111,833.28
9	Church, Administration*	Person	0.047	\$4,621	\$217.19	\$49.95	\$167.24
10	Church, Auditorium	Seat	0.0032	\$4,621	\$14.79	\$3.40	\$11.39
11	Church, Classroom	Seat	0.0047	\$4,621	\$21.72	\$5.00	\$16.72
12	Club/Tavern/Lounge	Seat	0.031	\$4,621	\$143.25	\$32.95	\$110.30
13	Convenience Store	Square Foot	0.00022	\$4,621	\$1.02	\$0.23	\$0.79
14	Country Club*	Member	0.39	\$4,621	\$1,802.19	\$414.50	\$1,387.69
15	Day Care Center*	Occupant	0.0317	\$4,621	\$146.49	\$33.69	\$112.80
16	Doctor/Dentist/Medical Office	Square Foot	0.000335	\$4,621	\$1.55	\$0.36	\$1.19
17	Dormitory	Bed	0.286	\$4,621	\$1,321.61	\$303.97	\$1,017.64
18	Driving Range	Tee	0.21	\$4,621	\$970.41	\$223.19	\$747.22
19	Fire Station	Employee	0.286	\$4,621	\$1,321.61	\$303.97	\$1,017.64
20	Funeral Home	Body	2.14	\$4,621	\$9,888.94	\$2,274.46	\$7,614.48
21	Gas Station, Self-Service**	Island	0.8	\$4,621	\$3,696.80	\$850.26	\$2,846.54
22	Gas Station, Full Service**	Island	0.86	\$4,621	\$3,974.06	\$914.03	\$3,060.03
23	Grocery Store (Does not include restaurant)	Square Foot	0.00026	\$4,621	\$1.20	\$0.28	\$0.92
24	Health Club*	Member	0.016	\$4,621	\$73.94	\$17.01	\$56.93
25	Health Club w/Whirlpool or Pool*	Member	0.032	\$4,621	\$147.87	\$34.01	\$113.86
26	Hospital (Does not include designated office areas)	Bed	0.635	\$4,621	\$2,934.34	\$674.90	\$2,259.44
27	Hotel/Motel (Does not include restaurant)	Room	0.251	\$4,621	\$1,159.87	\$266.77	\$893.10
28	Hotel/Motel w/Kitchenettes	Room	0.43	\$4,621	\$1,987.03	\$457.02	\$1,530.01
29	Ice Cream Parlor w/Seating	Seat	0.047	\$4,621	\$217.19	\$49.95	\$167.24
30	Indoor Entertainment/Amusement*	Occupant	0.031	\$4,621	\$143.25	\$32.95	\$110.30
31	Industrial Laundry	50 lbs	0.95	\$4,621	\$4,389.95	\$1,009.69	\$3,380.26
32	Manufacturing	Square Foot	0.00016	\$4,621	\$0.74	\$0.17	\$0.57

*Occupancy Loads established by the adopted building codes

**Island is defined as 1 pumping station; Does not include car wash

***For Nail Salon divide Beauty shop rates by 4

Shadow Creek Ranch

Water and Wastewater Impact Fees

Property Platted: 5/23/2008 - 6/6/2013



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 23%	Wastewater Impact Fee 77%
33	Nursing Home	Bed	0.286	\$4,621	\$1,321.61	\$303.97	\$1,017.64
34	Office Building	Square Foot	0.000335	\$4,621	\$1.55	\$0.36	\$1.19
35	Photo Store, 1 Hr.	Store	4	\$4,621	\$18,484.00	\$4,251.32	\$14,232.68
36	Post Office, Excluding Dock	Square Foot	0.000254	\$4,621	\$1.17	\$0.27	\$0.90
37	Racquetball Club	Court	0.51	\$4,621	\$2,356.71	\$542.04	\$1,814.67
38	Recreation Vehicle Park	Space	0.2381	\$4,621	\$1,100.26	\$253.06	\$847.20
39	Resident, Apartment	Dwelling Unit	0.7	\$4,621	\$3,234.70	\$743.98	\$2,490.72
40	Resident, Condominium	Dwelling Unit	0.7	\$4,621	\$3,234.70	\$743.98	\$2,490.72
41	Resident, Duplex	Dwelling Unit	1	\$4,621	\$4,621.00	\$1,062.83	\$3,558.17
42	Resident, Mobile Home	Dwelling Unit	0.7	\$4,621	\$3,234.70	\$743.98	\$2,490.72
43	Resident, Single Family (Basic Service Unit)	Dwelling Unit	1	\$4,621	\$4,621.00	\$1,062.83	\$3,558.17
44	Resident, Town House	Dwelling Unit	1	\$4,621	\$4,621.00	\$1,062.83	\$3,558.17
45	Restaurant, Full Service	Seat	0.11	\$4,621	\$508.31	\$116.91	\$391.40
46	Restaurant, FF w/Seat	Seat	0.047	\$4,621	\$217.19	\$49.95	\$167.24
47	Restaurant, FFw/o Seat	Square Foot	0.0023	\$4,621	\$10.63	\$2.44	\$8.19
48	Restaurant, Buffet w/Seating and non-disposable dinnerware & flatware	Seat	0.11	\$4,621	\$508.31	\$116.91	\$391.40
49	Restaurant, Buffet w/Seating and disposable dinnerware & flatware	Seat	0.0705	\$4,621	\$325.78	\$74.93	\$250.85
50	Retail Store	Square Foot	0.000223	\$4,621	\$1.03	\$0.24	\$0.79
51	School, High (Does not include Resident Dormitory)	Seat	0.0476	\$4,621	\$219.96	\$50.59	\$169.37
52	School, Other (Does not include Resident Dormitory)	Seat	0.0317	\$4,621	\$146.49	\$33.69	\$112.80
53	Skating Rink*	Occupant	0.016	\$4,621	\$73.94	\$17.01	\$56.93
54	Swimming Pool*	Occupant	0.016	\$4,621	\$73.94	\$17.01	\$56.93
55	Stadium	Seat	0.01	\$4,621	\$46.21	\$10.63	\$35.58
56	Theater, Drive-in	Space	0.016	\$4,621	\$73.94	\$17.01	\$56.93
57	Theater, Indoor	Seat	0.016	\$4,621	\$73.94	\$17.01	\$56.93
58	Toilet (Non-specific)	Toilet	0.254	\$4,621	\$1,173.73	\$269.96	\$903.77
59	Transportation Terminal w/o Restaurant	Passenger	0.016	\$4,621	\$73.94	\$17.01	\$56.93
60	Warehouse	Square Foot	0.0001	\$4,621	\$0.46	\$0.11	\$0.35
61	Washeteria	Machine	1.58	\$4,621	\$7,301.18	\$1,679.27	\$5,621.91

*Occupancy Loads established by the adopted building codes

**Island is defined as 1 pumping station; Does not include car wash

***For Nail Salon divide Beauty shop rates by 4

City of Pearland
Water and Wastewater Impact Fees
Property Platted: 6/7/2013 - 4/18/2018



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 57%	Wastewater Impact Fee 43%
1	Bakery	Square Foot	0.0007	\$4,875	\$3.41	\$1.94	\$1.47
2	Barber Shop	Chair	0.47	\$4,875	\$2,291.25	\$1,306.13	\$985.12
3	Beauty Shop***	Bowl	0.47	\$4,875	\$2,291.25	\$1,306.13	\$985.12
4	Bowling Alley (Does not include restaurant)	Lane	0.635	\$4,875	\$3,095.63	\$1,764.67	\$1,330.96
5	Car Repair (Does not include car wash)	Square Foot	0.00016	\$4,875	\$0.78	\$0.44	\$0.34
6	Carwash, Tunnel Self Serve	Lane	6.35	\$4,875	\$30,956.25	\$17,646.65	\$13,309.60
7	Carwash, Wand Type Self Serve	Bay	1.22	\$4,875	\$5,947.50	\$3,390.38	\$2,557.12
8	Carwash, Tunnel with Attendants (Does not include reclamation)	Lane	31.43	\$4,875	\$153,221.25	\$87,343.97	\$65,877.28
9	Church, Administration*	Person	0.047	\$4,875	\$229.13	\$130.62	\$98.51
10	Church, Auditorium	Seat	0.0032	\$4,875	\$15.60	\$8.89	\$6.71
11	Church, Classroom	Seat	0.0047	\$4,875	\$22.91	\$13.06	\$9.85
12	Club/Tavern/Lounge	Seat	0.031	\$4,875	\$151.13	\$86.15	\$64.98
13	Convenience Store	Square Foot	0.00022	\$4,875	\$1.07	\$0.61	\$0.46
14	Country Club*	Member	0.39	\$4,875	\$1,901.25	\$1,083.81	\$817.44
15	Day Care Center*	Occupant	0.0317	\$4,875	\$154.54	\$88.10	\$66.44
16	Doctor/Dentist/Medical Office	Square Foot	0.000335	\$4,875	\$1.63	\$0.93	\$0.70
17	Dormitory	Bed	0.286	\$4,875	\$1,394.25	\$794.79	\$599.46
18	Driving Range	Tee	0.21	\$4,875	\$1,023.75	\$583.59	\$440.16
19	Fire Station	Employee	0.286	\$4,875	\$1,394.25	\$794.79	\$599.46
20	Funeral Home	Body	2.14	\$4,875	\$10,432.50	\$5,947.06	\$4,485.44
21	Gas Station, Self-Service**	Island	0.8	\$4,875	\$3,900.00	\$2,223.20	\$1,676.80
22	Gas Station, Full Service**	Island	0.86	\$4,875	\$4,192.50	\$2,389.94	\$1,802.56
23	Grocery Store (Does not include restaurant)	Square Foot	0.00026	\$4,875	\$1.27	\$0.72	\$0.55
24	Health Club*	Member	0.016	\$4,875	\$78.00	\$44.46	\$33.54
25	Health Club w/Whirlpool or Pool*	Member	0.032	\$4,875	\$156.00	\$88.93	\$67.07
26	Hospital (Does not include designated office areas)	Bed	0.635	\$4,875	\$3,095.63	\$1,764.67	\$1,330.96
27	Hotel/Motel (Does not include restaurant)	Room	0.251	\$4,875	\$1,223.63	\$697.53	\$526.10
28	Hotel/Motel w/Kitchenettes	Room	0.43	\$4,875	\$2,096.25	\$1,194.97	\$901.28
29	Ice Cream Parlor w/Seating	Seat	0.047	\$4,875	\$229.13	\$130.62	\$98.51
30	Indoor Entertainment/Amusement*	Occupant	0.031	\$4,875	\$151.13	\$86.15	\$64.98
31	Industrial Laundry	50 lbs	0.95	\$4,875	\$4,631.25	\$2,640.05	\$1,991.20
32	Manufacturing	Square Foot	0.00016	\$4,875	\$0.78	\$0.44	\$0.34

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***For Nail Salon divide Beauty shop rates by 4

City of Pearland
Water and Wastewater Impact Fees
Property Platted: 6/7/2013 - 4/18/2018



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 57%	Wastewater Impact Fee 43%
33	Nursing Home	Bed	0.286	\$4,875	\$1,394.25	\$794.79	\$599.46
34	Office Building	Square Foot	0.000335	\$4,875	\$1.63	\$0.93	\$0.70
35	Photo Store, 1 Hr.	Store	4	\$4,875	\$19,500.00	\$11,116.00	\$8,384.00
36	Post Office, Excluding Dock	Square Foot	0.000254	\$4,875	\$1.24	\$0.71	\$0.53
37	Racquetball Club	Court	0.51	\$4,875	\$2,486.25	\$1,417.29	\$1,068.96
38	Recreation Vehicle Park	Space	0.2381	\$4,875	\$1,160.74	\$661.68	\$499.06
39	Resident, Apartment	Dwelling Unit	0.7	\$4,875	\$3,412.50	\$1,945.30	\$1,467.20
40	Resident, Condominium	Dwelling Unit	0.7	\$4,875	\$3,412.50	\$1,945.30	\$1,467.20
41	Resident, Duplex	Dwelling Unit	1	\$4,875	\$4,875.00	\$2,779.00	\$2,096.00
42	Resident, Mobile Home	Dwelling Unit	0.7	\$4,875	\$3,412.50	\$1,945.30	\$1,467.20
43	Resident, Single Family (Basic Service Unit)	Dwelling Unit	1	\$4,875	\$4,875.00	\$2,779.00	\$2,096.00
44	Resident, Town House	Dwelling Unit	1	\$4,875	\$4,875.00	\$2,779.00	\$2,096.00
45	Restaurant, Full Service	Seat	0.11	\$4,875	\$536.25	\$305.69	\$230.56
46	Restaurant, FF w/Seat	Seat	0.047	\$4,875	\$229.13	\$130.62	\$98.51
47	Restaurant, FFw/o Seat	Square Foot	0.0023	\$4,875	\$11.21	\$6.39	\$4.82
48	Restaurant, Buffet w/Seating and non-disposable dinnerware & flatware	Seat	0.11	\$4,875	\$536.25	\$305.69	\$230.56
49	Restaurant, Buffet w/Seating and disposable dinnerware & flatware	Seat	0.0705	\$4,875	\$343.69	\$195.92	\$147.77
50	Retail Store	Square Foot	0.000223	\$4,875	\$1.09	\$0.62	\$0.47
51	School, High (Does not include Resident Dormitory)	Seat	0.0476	\$4,875	\$232.05	\$132.28	\$99.77
52	School, Other (Does not include Resident Dormitory)	Seat	0.0317	\$4,875	\$154.54	\$88.10	\$66.44
53	Skating Rink*	Occupant	0.016	\$4,875	\$78.00	\$44.46	\$33.54
54	Swimming Pool*	Occupant	0.016	\$4,875	\$78.00	\$44.46	\$33.54
55	Stadium	Seat	0.01	\$4,875	\$48.75	\$27.79	\$20.96
56	Theater, Drive-in	Space	0.016	\$4,875	\$78.00	\$44.46	\$33.54
57	Theater, Indoor	Seat	0.016	\$4,875	\$78.00	\$44.46	\$33.54
58	Toilet (Non-specific)	Toilet	0.254	\$4,875	\$1,238.25	\$705.87	\$532.38
59	Transportation Terminal w/o Restaurant	Passenger	0.016	\$4,875	\$78.00	\$44.46	\$33.54
60	Warehouse	Square Foot	0.0001	\$4,875	\$0.49	\$0.28	\$0.21
61	Washeteria	Machine	1.58	\$4,875	\$7,702.50	\$4,390.82	\$3,311.68

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City of Pearland

Water and Wastewater Impact Fees Property Platted: 4/19/2018 - Present



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 55%	Wastewater Impact Fee 45%
1	Bakery	Square Foot	0.0007	\$6,477	\$4.53	\$2.48	\$2.05
2	Barber Shop	Chair	0.47	\$6,477	\$3,044.19	\$1,668.97	\$1,375.22
3	Beauty Shop***	Bowl	0.47	\$6,477	\$3,044.19	\$1,668.97	\$1,375.22
4	Bowling Alley (Does not include restaurant)	Lane	0.635	\$6,477	\$4,112.90	\$2,254.89	\$1,858.01
5	Car Repair (Does not include car wash)	Square Foot	0.00016	\$6,477	\$1.04	\$0.57	\$0.47
6	Carwash, Tunnel Self Serve	Lane	6.35	\$6,477	\$41,128.95	\$22,548.85	\$18,580.10
7	Carwash, Wand Type Self Serve	Bay	1.22	\$6,477	\$7,901.94	\$4,332.22	\$3,569.72
8	Carwash, Tunnel with Attendants (Does not include reclamation)	Lane	31.43	\$6,477	\$203,572.11	\$111,607.93	\$91,964.18
9	Church, Administration*	Person	0.047	\$6,477	\$304.42	\$166.90	\$137.52
10	Church, Auditorium	Seat	0.0032	\$6,477	\$20.73	\$11.37	\$9.36
11	Church, Classroom	Seat	0.0047	\$6,477	\$30.44	\$16.69	\$13.75
12	Club/Tavern/Lounge	Seat	0.031	\$6,477	\$200.79	\$110.08	\$90.71
13	Convenience Store	Square Foot	0.00022	\$6,477	\$1.42	\$0.78	\$0.64
14	Country Club*	Member	0.39	\$6,477	\$2,526.03	\$1,384.89	\$1,141.14
15	Day Care Center*	Occupant	0.0317	\$6,477	\$205.32	\$112.57	\$92.75
16	Doctor/Dentist/Medical Office	Square Foot	0.000335	\$6,477	\$2.17	\$1.19	\$0.98
17	Dormitory	Bed	0.286	\$6,477	\$1,852.42	\$1,015.58	\$836.84
18	Driving Range	Tee	0.21	\$6,477	\$1,360.17	\$745.71	\$614.46
19	Fire Station	Employee	0.286	\$6,477	\$1,852.42	\$1,015.58	\$836.84
20	Funeral Home	Body	2.14	\$6,477	\$13,860.78	\$7,599.14	\$6,261.64
21	Gas Station, Self-Service**	Island	0.8	\$6,477	\$5,181.60	\$2,840.80	\$2,340.80
22	Gas Station, Full Service**	Island	0.86	\$6,477	\$5,570.22	\$3,053.86	\$2,516.36
23	Grocery Store (Does not include restaurant)	Square Foot	0.00026	\$6,477	\$1.68	\$0.92	\$0.76
24	Health Club*	Member	0.016	\$6,477	\$103.63	\$56.81	\$46.82
25	Health Club w/Whirlpool or Pool*	Member	0.032	\$6,477	\$207.26	\$113.63	\$93.63
26	Hospital (Does not include designated office areas)	Bed	0.635	\$6,477	\$4,112.90	\$2,254.89	\$1,858.01
27	Hotel/Motel (Does not include restaurant)	Room	0.251	\$6,477	\$1,625.73	\$891.30	\$734.43
28	Hotel/Motel w/Kitchenettes	Room	0.43	\$6,477	\$2,785.11	\$1,526.93	\$1,258.18
29	Ice Cream Parlor w/Seating	Seat	0.047	\$6,477	\$304.42	\$166.90	\$137.52
30	Indoor Entertainment/Amusement*	Occupant	0.031	\$6,477	\$200.79	\$110.08	\$90.71
31	Industrial Laundry	50 lbs	0.95	\$6,477	\$6,153.15	\$3,373.45	\$2,779.70
32	Manufacturing	Square Foot	0.00016	\$6,477	\$1.04	\$0.57	\$0.47

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***For Nail Salon divide Beauty shop rates by 4

City of Pearland

Water and Wastewater Impact Fees Property Platted: 4/19/2018 - Present



No.	Type of Development	Unit of Measure	Service Unit Equivalent	Water and Wastewater Impact Fee	Impact Fee per Unit of Measure	Water Impact Fee 55%	Wastewater Impact Fee 45%
33	Nursing Home	Bed	0.286	\$6,477	\$1,852.42	\$1,015.58	\$836.84
34	Office Building	Square Foot	0.000335	\$6,477	\$2.17	\$1.19	\$0.98
35	Photo Store, 1 Hr.	Store	4	\$6,477	\$25,908.00	\$14,204.00	\$11,704.00
36	Post Office, Excluding Dock	Square Foot	0.000254	\$6,477	\$1.65	\$0.90	\$0.75
37	Racquetball Club	Court	0.51	\$6,477	\$3,303.27	\$1,811.01	\$1,492.26
38	Recreation Vehicle Park	Space	0.2381	\$6,477	\$1,542.17	\$845.49	\$696.68
39	Resident, Apartment	Dwelling Unit	0.7	\$6,477	\$4,533.90	\$2,485.70	\$2,048.20
40	Resident, Condominium	Dwelling Unit	0.7	\$6,477	\$4,533.90	\$2,485.70	\$2,048.20
41	Resident, Duplex	Dwelling Unit	1	\$6,477	\$6,477.00	\$3,551.00	\$2,926.00
42	Resident, Mobile Home	Dwelling Unit	0.7	\$6,477	\$4,533.90	\$2,485.70	\$2,048.20
43	Resident, Single Family (Basic Service Unit)	Dwelling Unit	1	\$6,477	\$6,477.00	\$3,551.00	\$2,926.00
44	Resident, Town House	Dwelling Unit	1	\$6,477	\$6,477.00	\$3,551.00	\$2,926.00
45	Restaurant, Full Service	Seat	0.11	\$6,477	\$712.47	\$390.61	\$321.86
46	Restaurant, FF w/Seat	Seat	0.047	\$6,477	\$304.42	\$166.90	\$137.52
47	Restaurant, FFw/o Seat	Square Foot	0.0023	\$6,477	\$14.90	\$8.17	\$6.73
48	Restaurant, Buffet w/Seating and non-disposable dinnerware & flatware	Seat	0.11	\$6,477	\$712.47	\$390.61	\$321.86
49	Restaurant, Buffet w/Seating and disposable dinnerware & flatware	Seat	0.0705	\$6,477	\$456.63	\$250.35	\$206.28
50	Retail Store	Square Foot	0.000223	\$6,477	\$1.44	\$0.79	\$0.65
51	School, High (Does not include Resident Dormitory)	Seat	0.0476	\$6,477	\$308.31	\$169.03	\$139.28
52	School, Other (Does not include Resident Dormitory)	Seat	0.0317	\$6,477	\$205.32	\$112.57	\$92.75
53	Skating Rink*	Occupant	0.016	\$6,477	\$103.63	\$56.81	\$46.82
54	Swimming Pool*	Occupant	0.016	\$6,477	\$103.63	\$56.81	\$46.82
55	Stadium	Seat	0.01	\$6,477	\$64.77	\$35.51	\$29.26
56	Theater, Drive-in	Space	0.016	\$6,477	\$103.63	\$56.81	\$46.82
57	Theater, Indoor	Seat	0.016	\$6,477	\$103.63	\$56.81	\$46.82
58	Toilet (Non-specific)	Toilet	0.254	\$6,477	\$1,645.16	\$901.96	\$743.20
59	Transportation Terminal w/o Restaurant	Passenger	0.016	\$6,477	\$103.63	\$56.81	\$46.82
60	Warehouse	Square Foot	0.0001	\$6,477	\$0.65	\$0.36	\$0.29
61	Washeteria	Machine	1.58	\$6,477	\$10,233.66	\$5,610.58	\$4,623.08

*Occupancy Loads established by the adopted building codes

**Island is defined as 1 pumping station; Does not include car wash

***For Nail Salon divide Beauty shop rates by 4