

**TUMF Nexus Study 2005 Update Fee Phase-In Schedule
(As adopted by WRCOG Executive Committee, February 6, 2006)**

Current TUMF Program fees effective from July 1, 2005 through June 30, 2006:

Single Family Residential	\$7,248 / unit
Multi Family Residential	\$5,021 / unit
Industrial	\$1.05 / square foot
Retail	\$5.67 / square foot
Service	\$3.52 / square foot
Class "A" Office	\$1.75/ square foot

TUMF fees effective July 3, 2006 through June 30, 2007:

Single Family Residential	\$9,693 / unit
Multi Family Residential	\$6,806 / unit
Industrial	\$1.58 / square foot
Retail	\$8.51 / square foot
Service	\$5.28 / square foot
Class "A" Office	\$2.11/ square foot
Class "B" Office	\$2.11/ square foot

Note: An economic analysis of Class "A" and "B" development, with recommendations on potential fee adjustments, will be performed prior to July 1, 2007.

TUMF fees effective July 1, 2007 through June 30, 2008:

Single Family Residential	\$9,693 / unit
Multi Family Residential	\$6,806 / unit
Industrial	\$1.81 / square foot
Retail	\$9.83 / square foot
Service	\$5.63 / square foot
Class "A" Office	TBD/ square foot
Class "B" Office	TBD/ square foot

TUMF fees effective July 1, 2008 through June 30, 2009:

Single Family Residential	\$9,693 / unit
Multi Family Residential	\$6,806 / unit
Industrial	\$2.04 / square foot
Retail	\$11.16 / square foot
Service	\$5.98 / square foot
Class "A" Office	TBD/ square foot
Class "B" Office	TBD/ square foot

TUMF fees effective July 1, 2009:

Single Family Residential	\$9,693 / unit
Multi Family Residential	\$6,806 / unit
Industrial	\$2.27 / square foot
Retail	\$12.49 / square foot
Service	\$6.33 / square foot
Class "A" Office	TBD/ square foot
Class "B" Office	TBD/ square foot