

[1.] (I) Except as provided in items [2] (II) and [3] (III) of this subparagraph, **TWELVE THOUSAND DOLLARS (\$12,000)**;

[2.] (II) **SEVEN THOUSAND DOLLARS (\$7,000)** if the building is located between Interstate Highway 495 and the District of Columbia; and

[3.] (III) **SEVEN THOUSAND DOLLARS (\$7,000)** if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority.

[(ii)] (B) For Fiscal Year 2005 and each succeeding fiscal year, the facilities surcharge established in subparagraph [(i)] (A) of this paragraph shall be adjusted for inflation in accordance with the Consumer Price Index for all urban consumers published by the United States Department of Labor, for the fiscal year preceding the year for which the amount is being calculated.

(2) The school facilities surcharge does not apply to a mixed retirement development or elderly housing.

(3) The school facilities surcharge does not apply to a single-family detached dwelling that is to be built or subcontracted by an individual owner in a minor subdivision and that is intended to be used as the owner's personal residence.

(4) [(i)] (A) The school facilities surcharge does not apply to multi-family housing designated as student housing that is located in:

[1.] (I) The area bounded by Maryland Route 193 to the west and north, U.S. Route 1 to the east, and the southern boundary of the City of College Park to the south;

[2.] (II) The area bounded by U.S. Route 1 to the west, Berwyn House Road to the north, Rhode Island Avenue to the east, and Lakeland Road to the south;

[3.] (III) The area bounded by U.S. Route 1 to the west, Paint Branch Parkway to the north and east, Rhode Island Avenue to the east, and College Avenue to the south;

[4.] (IV) The area bounded by University Boulevard to the north, Adelphi Road to the east, Stanford Street to the south, and University Hills Park to the west;