

# Impact & Mitigation Fee Schedule

## **BACKGROUND**

The State Growth Management Act (GMA) recognizes that new development creates additional demand for public facilities and services and authorizes cities to collect impact fees to help pay for the additional facilities needed to serve new development.

For these reasons, the Issaquah City Council has approved impact fee ordinances for City & County Traffic, Schools, Parks, and Fire impacts. Impacts to Police and General Government Buildings are assessed through the environmental review process.

**Note:** The rates listed in this handout may not apply to Development Agreement areas. Please contact Development Services for the most up to date rates.

## **FREQUENTLY ASKED QUESTIONS**

**When are fees required?** Impact fees are required as part of any construction, reconstruction or any use of property which requires review and approval of a Development Permit. A Development Permit includes a Building Permit, Administrative Site Development Permit, Site Development Permit, Short Plat Application, Preliminary Plat Application, or Project Rezone Application.

**When are fees due?** Unless otherwise required, impact fees are determined and due upon issuance of a Building Permit.

**How are fees calculated?** The specific methods for calculating the impact fees are contained in each of the impact fee ordinances adopted by the City Council. Impact Fee Rate Studies provide the basis for many assumptions and background information for the fees. School impact fees are based upon the Issaquah School District's annual Capital Improvement Plan (CIP). For more information regarding the CIP, please contact the School District at (425) 837-7000.

**How can I get an estimate of fees?** Estimates of City and School impact fees may be obtained by contacting the Development Services Department at (425) 837-3100, or calling your project planner directly.

**Can fee adjustments be made?** An applicant may provide studies and data for the City's consideration to suggest that adjustment of particular factors determining the fee would be appropriate.

**Are there exemptions?** Limited exemptions are established in each of the impact fee ordinances. Affordable Housing and Accessory Dwelling Units are the most common exemptions.

**How can I appeal an impact fee determination?** Appeals of impact fees follow the appeal process established in Issaquah Municipal Code IMC 18.04.250 Administrative Appeals.

## Impact Fees

**Fee Payment Due** - Impact fees are due upon issuance of a Building Permit, unless otherwise required

### Traffic Impact Fee

*Issaquah Municipal Code 3.71*

*Amended Ordinance No. 2761, Effective on May 3, 2016;*

- Single Family, Duplex, Single Family Attached (Max 2 Units)<sup>1</sup> . \$ 8,031.39 / d.u.
- Apartment.....\$ 4,977.20 / d.u.
- Condominium/Townhouse .....\$ 4,185.37 / d.u.
- See **Attachment 1** for transportation impact fees for other common residential, retail, commercial and industrial uses.

### Fire Impact Fee

*Issaquah Municipal Code 3.73*

*Amended by the City Council July 17, 2006 – Ordinance No.2461, Effective on July 31, 2006*

*Fees include Annual Index Update 2-1-07 / 2-1-08 / 2-1-09 / 2-1-10 / 2-1-11 / 2-28-12 / 2-11-13 / 2-3-14 / 2-3-15 / 3-7-16*

*Residential:*

- Single Family, Duplex, Single Family Attached (2+ units) <sup>3</sup> .....\$ 747.76 / d.u.
- Multifamily .....\$ 1,025.56 / d.u.

*Non-Residential:*

- Hotel/Motel/Resort .....\$ 0.33648 / s.f.

*Medical:*

- Hospital/Nursing Home .....\$ 11.54838/ s.f.
- Medical/Dental.....\$ 8.02738 / s.f.

*Commercial:*

- Office .....\$ 0.24034 / s.f.
- Retail .....\$ 0.76909 / s.f.
- Leisure Facilities.....\$ 2.51156 / s.f.
- Restaurant/Lounge.....\$ 7.31838 / s.f.
- Industrial/Manufacturing .....\$ 0.24034 / s.f.

*Institutions:*

- Church/Non-Profit .....\$ 0.46867/ s.f.
- Education .....\$ 0.97338 / s.f.
- Special Public Facilities.....\$ 3.74931 / s.f.

### School Impact Fee - Issaquah School District

*Issaquah Municipal Code 3.63*

*Amended by the City Council August 1<sup>st</sup>, 2016 – Ordinance No. 2776, Effective on January 1, 2017*

- Single Family .....\$ 7,921.00 / d.u.
- Multifamily, Duplex, Single Family Attached (2+ units) <sup>2</sup> .....\$ 2,386.00 / d.u.
- Non-Residential uses are not assessed this fee

### Parks Impact Fee

*Issaquah Municipal Code 3.72*

*Amended by the City Council January 20, 2015 – Ordinance No. 2733, Effective on February 2, 2015;*

*Index update 3-7-16*

- Single Family.....\$ 5,750.96 / d.u.
- Multifamily, Duplex, Single Family Attached (2+ units) .....\$ 4,952.86 / d.u.
- Retail .....\$ 5.02 / s.f.
- Office .....\$ 1.27 / s.f.
- Manufacturing.....\$ 1.45 / s.f.
- Construction .....\$ 0.50 / s.f.

# Mitigation Fees

## General Government Buildings Mitigation Fee

Issaquah Municipal Code 3.74

The voluntary mitigation rates were established by the City Council June 16, 2008 – Ordinance No. 2523, Effective on June 30, 2008

Rates include the Annual Index Update 2-1-09 / 2-1-10 / 2-1-11/ 2-28-12 / 2-11-13 / 2-3-14 / 2-3-15 / 3-7-16

- Single Family.....\$ 147.73 / d.u.
- Multifamily, Duplex, Single Family Attached (2+ units) .....\$ 79.83 / d.u.
- Non-Residential.....\$ 0.05011 / s.f.

## Police Mitigation Fee

Issaquah Municipal Code 3.74

The voluntary mitigation rates were established by the City Council June 16, 2008 – Ordinance No. 2523, Effective June 30, 2008

Rates include the Annual Index Update 2-1-09 / 2-1-10 / 2-1-11 / 2-28-12 / 2-11-13 / 2-3-14 / 2-3-15 / 3-7-16

Residential:

- Single Family.....\$ 189.09 / d.u.
- Multifamily (2+ units) <sup>4</sup>.....\$ 156.84 / d.u.

Non-Residential:

- Hotel/Motel/ Resort.....\$ 0.66397 / s.f.

Medical:

- Hospital/Nursing Home .....\$ 0.13781 / s.f.
- Medical/Dental.....\$ 0.63892 / s.f.

Commercial:

- Office.....\$ 0.12528 / s.f.
- Retail .....\$ 0.92706 / s.f.
- Leisure Facilities.....\$ 1.22773 / s.f.
- Restaurant/Lounge.....\$ 3.09437 / s.f.
- Industrial/Manufacturing .....\$ 0.12528 / s.f.

Institutions:

- Church/ Non-Profit .....\$ 0.17539 / s.f.
- Education .....\$ 0.50111 / s.f.
- Special Public Facilities.....\$ 2.56820 / s.f.

## Bike & Pedestrian Mitigation Fee

Issaquah Municipal Code 3.71

Amended by the City Council January 20, 2015 – Ordinance No. 2733, Effective on February 2, 2015; Index update 3-7-16

- Single Family, Duplex, Single Family Attached (Max 2 Units)<sup>1</sup> ....\$ 776.85 / d.u.
- Apartment.....\$ 470.20 / d.u.
- Condominium/Townhouse .....\$ 408.86 / d.u.
- See **Attachment 1** for other common residential, retail, commercial and industrial uses.

<sup>1</sup> The ITE Trip generation data considers duplexes as part of the Single Family category.

<sup>2</sup> A specific rate study for School Impact Fees is unavailable so duplexes are considered within the Multifamily category.

<sup>3</sup> The 2006 Fire Rate Study incident data combines 1 and 2 residential units as within the Single Family category.

<sup>4</sup> The 2008 Law Enforcement Facilities Rate Study includes duplexes in the Multifamily category.

**Attachment 1: Transportation Impact and Bike & Pedestrian Mitigation Fee Rates**  
(revised 5/3/16)

<b>ITE Category</b>	<b>Motorized Impact Fee Rate<sup>1</sup> (\$)</b>	<b>Non- Motorized Mitigation Fee Rate<sup>2</sup> (\$)</b>	<b>Unit of Measure</b>
110 General Light Industrial	7.01	0.67	square foot
130 Industrial Park	6.11	0.59	square foot
140 Manufacturing	5.26	0.51	square foot
151 Mini-warehouse	1.87	0.18	square foot
210 Single Family House	8,031.39	776.85	dwelling
220 Apartment	4,977.20	470.20	dwelling
230 Condominium/Townhouse	4,185.37	408.87	dwelling
240 Mobile Home	4,750.96	449.75	dwelling
251 Senior Adult Housing-detached	2,149.25	204.43	dwelling
252 Senior Adult Housing-attached	1,979.57	183.99	dwelling
253 Congregate Care Facility	961.50	102.22	dwelling
254 Assisted Living	1,244.30	122.66	bed
310 Hotel	3,167.31	306.65	room
320 Motel	2,884.51	286.21	room
441 Live Theater	169.68	20.44	seat
443 Movie Theater Without Matinee	509.03	40.89	seat
445 Multiplex Movie Theater	34.61	3.31	square foot
492 Health/Fitness Club	26.58	2.56	square foot
521 Elementary School	8.71	0.84	square foot
522 Middle/Junior High School	8.60	0.82	square foot
530 High School	7.01	0.67	square foot
560 Church	3.96	0.39	square foot
565 Day Care Center	72.17	6.91	square foot
590 Library	43.89	4.21	square foot
610 Hospital	5.71	0.55	square foot
620 Nursing Home	1,300.86	122.66	bed
710 Office	10.75	1.02	square foot
720 Medical Office	24.32	2.33	square foot
732 Post Office	67.42	6.46	square foot
750 Office Park	9.73	0.94	square foot
760 R&D Center	7.69	0.74	square foot
770 Business Park	8.26	0.80	square foot
812 Building Materials & Lumber	28.79	2.76	square foot
814 Variety Store	43.72	4.19	square foot
815 Free-standing Discount Store	37.05	3.56	square foot
816 Hardware/Paint Store	28.68	2.74	square foot
817 Nursery (Garden Center)	41.68	3.99	square foot
820 Shopping Center	19.63	1.88	square foot
841 New Car Sales	16.57	1.59	square foot
843 Auto Parts Sales	27.32	2.62	square foot
848 Tire Store	23.92	2.29	square foot
850 Supermarket	48.58	4.66	square foot
851 Convenience Market-24 hr	163.74	15.70	square foot
854 Discount Supermarket	51.47	4.93	square foot
857 Discount Club	23.42	2.25	square foot
862 Home Improvement Superstore	9.73	0.92	square foot
863 Electronics Superstore	21.61	2.06	square foot
880 Pharmacy/Drugstore: no drive-up	31.62	3.03	square foot
881 Pharmacy/Drugstore: w/ drive-up	40.50	3.88	square foot
890 Furniture Store	1.70	0.16	square foot
896 Video Rental	54.47	5.21	square foot
911 Walk-in Bank	56.39	5.40	square foot
912 Drive-in Bank	103.16	9.89	square foot

<b>ITE Category</b>	<b>Motorized Impact Fee Rate<sup>1</sup> (\$)</b>	<b>Non- Motorized Mitigation Fee Rate<sup>2</sup> (\$)</b>	<b>Unit of Measure</b>
925 Drinking Place	45.42	4.35	square foot
931 Quality Restaurant	33.60	3.21	square foot
932 High-Turnover (Sit-Down) Restaurant	44.96	4.31	square foot
933 Fast Food: no drive-up	104.75	10.04	square foot
934 Fast Food: w/ drive-up	133.42	12.78	square foot
936 Coffee/Donut Shop: no drive-up	163.23	15.64	square foot
937 Coffee/Donut Shop: w/ drive-up	171.43	16.44	square foot
941 Quick Lubrication Shop	20.81	1.98	square foot
943 Auto Parts & Service Center	20,361.28	1,942.12	service stall
944 Service Station	64,477.37	6,173.91	fuel position
947 Self-service Car Wash	42,928.36	4,109.12	wash stall