

# 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 calculated and due upon issuance of a Building Permit, unless otherwise required.

### Traffic Impact Fee

*Issaquah Municipal Code 3.71*

*Amended Ordinance No. 2761, Index updated on 1/30/2017*

- Single Family, Duplex, Single Family Attached (Max 2 Units)<sup>1</sup> \$ 8,347.76 / d.u.
- Apartment.....\$ 5,173.26 / d.u.
- Condominium/Townhouse .....\$ 4,350.24 / 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 1/30/2017*

*Residential:*

- Single Family, Duplex, Single Family Attached (2+ units) <sup>3</sup> .....\$ 769.41 / d.u.
- Multifamily .....\$ 1,055.26 / d.u.

*Non-Residential:*

- Hotel/Motel/Resort .....\$ 0.35 / s.f.

*Medical:*

- Hospital/Nursing Home .....\$ 11.88 / s.f.
- Medical/Dental.....\$ 8.26 / s.f.

*Commercial:*

- Office .....\$ 0.25 / s.f.
- Retail .....\$ 0.79 / s.f.
- Leisure Facilities.....\$ 2.58 / s.f.
- Restaurant/Lounge.....\$ 7.53 / s.f.
- Industrial/Manufacturing.....\$ 0.25 / s.f.

*Institutions:*

- Church/Non-Profit .....\$ 0.48 / s.f.
- Education .....\$ 1.00 / s.f.
- Special Public Facilities.....\$ 3.86 / 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 1/1/2017*

- 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 1/30/17*

- Single Family.....\$ 5,977.49 / d.u.
- Multifamily, Duplex, Single Family Attached (2+ units) .....\$ 5,147.95 / d.u.
- Retail .....\$ 5.22 / s.f.
- Office .....\$ 1.32 / s.f.
- Manufacturing.....\$ 1.51 / s.f.
- Construction .....\$ 0.52 / s.f.

This handout is not a substitute for current codes and regulations. Call Development Services at 425-837-3100 for additional information.

Revised: 1/30/17

# 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 1/30/17

- Single Family.....\$ 153.55 / d.u.
- Multifamily, Duplex, Single Family Attached (2+ units) .....\$ 82.97 / d.u.
- Non-Residential.....\$ 0.05 / 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 1/30/17

Residential:

- Single Family.....\$ 196.54/ d.u.
- Multifamily (2+ units) <sup>4</sup> .....\$ 163.01 / d.u.

Non-Residential:

- Hotel/Motel/ Resort.....\$ 0.69 / s.f.

Medical:

- Hospital/Nursing Home .....\$ 0.14 / s.f.
- Medical/Dental.....\$ 0.66 / s.f.

Commercial:

- Office.....\$ 0.13 / s.f.
- Retail .....\$ 0.96 / s.f.
- Leisure Facilities.....\$ 1.28 / s.f.
- Restaurant/Lounge.....\$ 3.22 / s.f.
- Industrial/Manufacturing .....\$ 0.13 / s.f.

Institutions:

- Church/ Non-Profit .....\$ 0.18 / s.f.
- Education .....\$ 0.52 / s.f.
- Special Public Facilities.....\$ 2.67 / 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 1/30/2017

- Single Family, Duplex, Single Family Attached (Max 2 Units)<sup>1</sup> ....\$ 807.45 / d.u.
- Apartment.....\$ 488.72 / d.u.
- Condominium/Townhouse .....\$ 424.97 / 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 1/30/17)

ITE Category	Unit of Measure	Motorized Impact Fee Rate (\$)	Non- Motorized Mitigation Fee Rate (\$)
		2017	2017
110 General Light Industrial	square foot	7.29	0.70
130 Industrial Park	square foot	6.35	0.62
140 Manufacturing	square foot	5.47	0.53
151 Mini-warehouse	square foot	1.94	0.19
210 Single Family House	dwelling	8,347.76	807.45
220 Apartment	dwelling	5,173.26	488.72
230 Condominium/Townhouse	dwelling	4,350.24	424.97
240 Mobile Home	dwelling	4,938.11	467.47
251 Senior Adult Housing-detached	dwelling	2,233.91	212.49
252 Senior Adult Housing-attached	dwelling	2,057.55	191.24
253 Congregate Care Facility	dwelling	999.38	106.24
254 Assisted Living	bed	1,293.31	127.49
310 Hotel	room	3,292.07	318.73
320 Motel	room	2,998.14	297.48
441 Live Theater	seat	176.36	21.25
443 Movie Theater Without Matinee	seat	529.08	42.50
445 Multiplex Movie Theater	square foot	35.98	3.44
492 Health/Fitness Club	square foot	27.63	2.66
521 Elementary School	square foot	9.05	0.87
522 Middle/Junior High School	square foot	8.94	0.85
530 High School	square foot	7.29	0.70
560 Church	square foot	4.12	0.40
565 Day Care Center	square foot	75.01	7.18
590 Library	square foot	45.62	4.38
610 Hospital	square foot	5.94	0.57
620 Nursing Home	bed	1,352.10	127.49
710 Office	square foot	11.17	1.06
720 Medical Office	square foot	25.28	2.42
732 Post Office	square foot	70.07	6.71
750 Office Park	square foot	10.11	0.98
760 R&D Center	square foot	8.00	0.76
770 Business Park	square foot	8.58	0.83
812 Building Materials & Lumber	square foot	29.92	2.87
814 Variety Store	square foot	45.44	4.36
815 Free-standing Discount Store	square foot	38.51	3.70
816 Hardware/Paint Store	square foot	29.81	2.85
817 Nursery (Garden Center)	square foot	43.33	4.14
841 New Car Sales	square foot	20.40	1.95
843 Auto Parts Sales	square foot	17.22	1.66

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Revised: 1/30/17

ITE Category	Unit of Measure	Motorized Impact Fee Rate (\$)	Non- Motorized Mitigation Fee Rate (\$)
		2017	2017
848 Tire Store	square foot	28.39	2.72
850 Supermarket	square foot	24.87	2.38
851 Convenience Market-24 hr	square foot	50.50	4.84
854 Discount Supermarket	square foot	170.19	16.32
857 Discount Club	square foot	53.50	5.12
862 Home Improvement Superstore	square foot	24.34	2.34
863 Electronics Superstore	square foot	10.11	0.96
880 Pharmacy/Drugstore: no drive-up	square foot	22.46	2.15
881 Pharmacy/Drugstore: w/ drive-up	square foot	32.86	3.14
890 Furniture Store	square foot	42.09	4.04
896 Video Rental	square foot	1.76	0.17
911 Walk-in Bank	square foot	56.61	5.42
912 Drive-in Bank	square foot	58.61	5.61
925 Drinking Place	square foot	107.23	10.28
931 Quality Restaurant	square foot	47.21	4.53
932 High-Turnover (Sit-Down) Restaurant	square foot	34.92	3.34
933 Fast Food: no drive-up	square foot	46.74	4.48
934 Fast Food: w/ drive-up	square foot	108.87	10.43
936 Coffee/Donut Shop: no drive-up	square foot	138.68	13.28
937 Coffee/Donut Shop: w/ drive-up	square foot	169.66	16.26
941 Quick Lubrication Shop	square foot	178.18	17.08
943 Auto Parts & Service Center	service stall	21.63	2.06
944 Service Station	fuel position	21,163.32	2,018.63
947 Self-service Car Wash	wash stall	67,017.20	6,417.10

\*This list consists of the most common ITE categories. See Development Services if your category is not listed.

\*Impact Fee Rates are based on the current fees in effect at time of building permit issuance.