

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

IMC 3.71 - Adopted by the City Council 9/16/2019 – Ordinance No.2877, Effective on 1/1/2020

Land Use Type	Impact Fee	Unit of Development
Single-Family Detached	\$ 14,501.00	per Dwelling Unit
Multifamily (Low-Rise)	9,583.00	per Dwelling Unit
Other	See Attachment 1 for transportation impact fees for other common residential, retail, commercial, and industrial uses.	

Fire Impact Fee

IMC 3.73 - Adopted by the City Council 9/16/2019 – Ordinance No.2877, Effective on 1/1/2020

Land Use Type	Impact Fee	Unit of Development
Single-Family, Duplex, Single Family Attached (2+ units)	\$ 2,212.53	per Dwelling Unit
Multi Family	2,484.52	per Dwelling Unit
Hotel/Motel/Resort	0.15	per Square Foot
Nursing Homes	3.65	per Square Foot
Medical/Dental	1.17	per Square Foot
Offices	0.61	per Square Foot
Retail	1.70	per Square Foot
Restaurant/Lounge	3.55	per Square Foot
Industrial/Manufacturing	1.04	per Square Foot
Leisure Facilities	0.15	per Square Foot
Church/Non-Profit	0.42	per Square Foot
Education	1.32	per Square Foot
Special Public Facilities	60.34	per Square Foot

School Impact Fee - Issaquah School District

IMC 3.63 - Adopted by the City Council 9/16/2019 – Ordinance No. 2876, Effective on 1/1/2020

Land Use Type	Impact Fee	Unit of Development
Single-Family	\$ 14,501.00	per Dwelling Unit
Multifamily, Duplex, Single Family Attached (2+ units)	9,583.00	per Dwelling Unit
Non-Residential	0.00	Not Assessed

Parks Impact Fee

IMC 3.72 - Amended by the City Council January 20, 2015 – Ordinance No. 2733, Effective on February 2, 2015; Annual Index update 2/01/18

Land Use Type	Impact Fee	Unit of Development
Single-Family	\$ 6,360.07	per Dwelling Unit
Multifamily, Duplex, Single Family Attached (2+ units)	5,477.44	per Dwelling Unit
Retail	5.55	per Square Foot
Office	1.40	per Square Foot
Manufacturing	1.61	per Square Foot
Construction	0.55	per Square Foot

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

Mitigation Fees

General Government Buildings Mitigation Fee

Issaquah Municipal Code 3.74

Adopted by the City Council 9/16/2019 – Ordinance No.2877, Effective on 1/1/2020

Land Use Type	Impact Fee	Unit of Development
Single-Family	\$ 1,435.16	per Dwelling Unit
Multifamily, Duplex, Single Family Attached (2+ units)	661.45	per Dwelling Unit
Non-Residential	.61	per Square Foot

Police Mitigation Fee

Issaquah Municipal Code 3.74

Adopted by the City Council 9/16/2019 – Ordinance No.2877, Effective on 1/1/2020

Land Use Type	Impact Fee	Unit of Development
Single-Family Residential	\$ 285.33	per Dwelling Unit
Multifamily (2+ units)	246.96	per Dwelling Unit
Hotel/Motel/Resort	0.52	per Square Foot
Nursing Homes	0.08	per Square Foot
Medical/Dental	0.62	per Square Foot
Offices	0.11	per Square Foot
Retail	0.75	per Square Foot
Restaurant/Lounge	3.68	per Square Foot
Industrial/Manufacturing	0.20	per Square Foot
Leisure Facilities	0.18	per Square Foot
Church/Non-Profit	0.11	per Square Foot
Education	0.30	per Square Foot
Special Public Facilities	11.92	per Square Foot

Bike & Pedestrian Mitigation Fee

IMC 3.71- Amended by the City Council 1/20/2015 – Ord No. 2733; Annual Index update 2/01/2019

Land Use Type	Mitigation Fee	Unit of Development
Single-Family Detached	\$ 1,357.12	per Dwelling Unit
Multifamily (Low-Rise)	698.29	per Dwelling Unit
Other	See Attachment 1 for transportation impact fees for other common residential, retail, commercial, and industrial uses.	

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

Attachment 1: Transportation Impact and Bike & Pedestrian Mitigation Fee Rates (revised 1/01/2020)

ITE Category	ITE Code	Unit of Measure	New PM Peak Hour Person Trip Ends	Traffic Impact Fee per Unit	Bicycle and Pedestrian Mitigation Fee per Unit
General Light Industrial	110	1,000 SFGFA	0.96	\$5,837.43	\$863.62
Industrial Park	130	1,000 SFGFA	0.61	\$3,706.30	\$548.33
Manufacturing	140	1,000 SFGFA	1.02	\$6,208.06	\$918.45
Mini-Warehouse	151	1,000 SFGFA	0.26	\$1,575.18	\$233.04
Single-Family Detached Housing	210	Dwelling Units	1.50	\$9,173.10	\$1,357.12
Multifamily Housing (Low-Rise)	220	Dwelling Units	0.77	\$4,719.92	\$698.29
Mobile Home Park	240	Dwelling Units	0.70	\$4,262.25	\$630.58
Senior Adult Housing - Detached	251	Dwelling Units	0.46	\$2,779.73	\$411.25
Senior Adult Housing - Attached	252	Dwelling Units	0.39	\$2,409.10	\$356.41
Congregate Care Facility	253	Dwelling Units	0.38	\$2,319.65	\$343.18
Assisted Living	254	1,000 SFGFA	0.73	\$4,447.56	\$658.00
Hotel	310	Rooms	2.26	\$13,815.28	\$2,043.91
Motel	320	Rooms	0.58	\$3,520.99	\$520.91
Multiplex Movie Theater	445	Movie Screens	20.83	\$127,218.81	\$18,821.42
Health/Fitness Club	492	1,000 SFGFA	5.31	\$32,449.42	\$4,800.74
Middle School/Junior High School	522	1,000 SFGFA	1.81	\$11,026.25	\$1,631.28
High School	530	1,000 SFGFA	3.00	\$18,306.16	\$2,708.31
Church	560	1,000 SFGFA	1.48	\$9,037.95	\$1,337.12
Day Care Center	565	1,000 SFGFA	To be determined by TIA.		
Library	590	1,000 SFGFA	12.38	\$75,608.55	\$11,185.93
Hospital	610	1,000 SFGFA	1.50	\$9,182.70	\$1,358.54
Nursing Home	620	1,000 SFGFA	0.74	\$4,540.35	\$671.72
General Office Building	710	1,000 SFGFA	1.86	\$11,378.37	\$1,683.38
Medical-Dental Office Building	720	1,000 SFGFA	3.98	\$24,301.94	\$3,595.36
United States Post Office	732	1,000 SFGFA	17.01	\$103,869.11	\$15,366.95
Office Park	750	1,000 SFGFA	3.33	\$20,324.10	\$3,006.85
Research and Development Center	760	1,000 SFGFA	0.58	\$3,531.39	\$522.45
Business Park	770	1,000 SFGFA	0.64	\$3,891.62	\$575.75
Building Materials and Lumber Store	812	1,000 SFGFA	3.13	\$19,087.45	\$2,823.90
Variety Store	814	1,000 SFGFA	6.85	\$41,829.32	\$6,188.45
Free-Standing Discount Store	815	1,000 SFGFA	5.94	\$36,293.72	\$5,369.49
Hardware/Paint Store	816	1,000 SFGFA	3.03	\$18,500.00	\$2,736.99

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

ITE Category	ITE Code	Unit of Measure	New PM Peak Hour Person Trip Ends	Traffic Impact Fee per Unit	Bicycle and Pedestrian Mitigation Fee per Unit
Nursery (Garden Center)	817	1,000 SFGFA	10.53	\$64,304.33	\$9,513.52
Shopping Center	820	1,000 SFGLA	4.86	\$29,670.21	\$4,389.57
Automobile Sales (Used)	841	1,000 SFGFA	5.69	\$34,746.58	\$5,140.59
Automobile Parts Sales	843	1,000 SFGFA	4.25	\$25,932.07	\$3,836.53
Tire Store	848	1,000 SFGFA	4.33	\$26,429.02	\$3,910.05
Supermarket	850	1,000 SFGFA	9.45	\$57,726.10	\$8,540.31
Convenience Market	851	1,000 SFGFA	32.49	\$198,411.51	\$29,354.05
Discount Supermarket	854	1,000 SFGFA	10.07	\$61,507.53	\$9,099.75
Discount Club	857	1,000 SFGFA	5.69	\$34,737.56	\$5,139.26
Home Improvement Superstore	862	1,000 SFGFA	2.31	\$14,135.25	\$2,091.24
Electronic Superstore	863	1,000 SFGFA	3.88	\$23,683.27	\$3,503.83
Pharmacy/Drugstore: no Drive Thru	880	1,000 SFGFA	17.79	\$108,662.94	\$16,076.17
Pharmacy/Drugstore: with Drive Thru	881	1,000 SFGFA	8.01	\$48,943.57	\$7,240.97
Furniture Store	890	1,000 SFGFA	0.30	\$1,852.62	\$274.09
Walk-in Bank	911	1,000 SFGFA	16.25	\$99,273.35	\$14,687.03
Drive-in Bank	912	1,000 SFGFA	20.75	\$126,755.27	\$18,752.85
Drinking Place	925	1,000 SFGFA	17.23	\$105,258.97	\$15,572.57
Quality Restaurant	931	1,000 SFGFA	8.00	\$48,867.98	\$7,229.79
High-Turnover (Sit-Down) Restaurant	932	1,000 SFGFA	6.51	\$39,742.72	\$5,879.75
Fast-Food Restaurant: no Drive Thru	933	1,000 SFGFA	32.31	\$197,320.31	\$29,192.61
Fast-Food Restaurant: with Drive Thru	934	1,000 SFGFA	26.67	\$162,890.99	\$24,098.96
Coffee/Donut Shop: no Drive Thru	936	1,000 SFGFA	55.09	\$336,439.54	\$49,774.65
Coffee/Donut Shop: with Drive Thru	937	1,000 SFGFA	67.66	\$413,252.64	\$61,138.79
Quick Lubrication Vehicle Shop	941	1,000 SFGFA	13.20	\$80,612.06	\$11,926.18
Automobile Parts and Service Center	943	1,000 SFGFA	3.43	\$20,940.60	\$3,098.06
Gasoline/Service Station	944	Vehicle Fueling Positions	9.77	\$59,690.91	\$8,830.99
Self-Service Car Wash	947	Wash Stalls	8.40	\$51,332.28	\$7,594.37

Source: ITE, Trip Generation Manual, 10th edition. **Abbreviations:** ITE = Institute of Transportation Engineers.

*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.