

CITY OF  
**City of Issaquah**  
**IMPACT FEES**

**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 Services are assessed through the environmental review process.

**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. Fire Impact Fees were updated in 2006. King County traffic impact fees are based on the Mitigation Payment System (MPS) developed by King County. For more information about the County fee please contact Jeff Lee, King County Transportation Planner at (206) 263-4759, or visit the following web site. <http://metrokc.gov/kcdot/roads/planning/mps/index.cfm>. 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, School, and County *residential* traffic impact fees may be obtained by contacting the Planning Department at (425) 837-3080, or calling your project planner directly. Estimates of *non-residential* County traffic impact fees may be obtained by contacting Jeff Lee, King County Transportation Planner at (206) 263-4759.

**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. Requests for adjustments of King County Traffic Fees are made to Jeff Lee, King County Transportation Planner at (206) 263-4759. A "Fee Reconsideration Request Form" can be downloaded from the web site referenced above.

**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 for the underlying Building Permit or other Development Permit, except that County Traffic Impact Fees are appealed through the County appeal process.

## Impact Fees

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

### TRANSPORTATION IMPACT FEE – ISSAQUAH

*Issaquah Municipal Code 3.71*

*Amended by the City Council on November 20, 2006 – Ordinance No. 2473*

- Single Family, Duplex, Single Family Attached (1-2 units)<sup>1</sup> \$ 2,443.83 / d.u.
- Multifamily (3+ units) \$ 1,500.18 / d.u.
- Condominium \$ 1,258.21 / d.u.
- See **Attachment 1** for transportation impact fees for other common residential, retail, commercial and industrial uses. The basic cost per growth (new) trip is \$ 4,839.27.

### RECIPROCAL TRANSPORTATION IMPACT FEE - KING COUNTY

*Issaquah Municipal Code 18.15*

*Adopted by the City Council on December 6, 1999 - Ordinance No. 2258*

*Additional Information is also available at the King County Department of Transportation, (206) 263-4759 or <http://metrokc.gov/kcdot/roads/planning/mps/index.cfm>*

- Non-Residential Development.....To be determined by King County.  
*Note: Submit a \$320 processing fee and application prior to or at submittal of the Building Permit. King County will assess the total impact fee and notify the City of the fee.*
- Residential.....\$479 - \$3,261 / d.u.

### SCHOOL IMPACT FEE - ISSAQUAH SCHOOL DISTRICT

*Issaquah Municipal Code 3.63*

*Amended by the City Council on November 6, 2006 – Ordinance No 2467)*

- Single Family (*Effective 11-20-06*).....\$6,136 / d.u.
- Multifamily, Duplex, Single Family Attached (2+ units)<sup>2</sup>.....\$1,264 / d.u.
- Non-Residential uses are not assessed this fee

### PARKS IMPACT FEE

*Issaquah Municipal Code 3.72*

*Adopted by the City Council on December 6, 1999 – Ordinance No. 2257*

- Single Family.....\$3,147 / d.u.
- Multifamily, Duplex, Single Family Attached (2+ units)<sup>3</sup>.....\$2,189 / d.u.
- Non-Residential uses are not assessed this fee.

### FIRE IMPACT FEE

*Issaquah Municipal Code 3.73*

*Amended by the City Council on July 17, 2006 – Ordinance No.5507*

*Residential:*

- Single Family, Duplex, Single Family Attached (2+ units)<sup>4</sup>.....\$ 622.25 / d.u.
- Multifamily.....\$ 853.42 / d.u.

*Non-Residential:*

- Hotel/Motel/Resort .....\$ 280.00 / 1,000 s.f.

*Medical:*

- Hospital/Nursing Home.....\$9,610 / 1,000 s.f.
- Medical/Dental.....\$6,680 / 1,000 s.f.

*Commercial:*

- Office.....\$ 200.00 / 1,000 s.f.
- Retail.....\$ 640.00 / 1,000 s.f.
- Leisure Facilities.....\$2,090.00 / 1,000 s.f.

- Restaurant/Lounge.....\$6,090.00 / 1,000 s.f.
  - Industrial/Manufacturing .....\$ 200.00 / 1,000 s.f.
- Institutions:*
- Church/Non-Profit.....\$ 390.00 / 1,000 s.f.
  - Education.....\$ 810.00 / 1,000 s.f.
  - Special Public Facilities.....\$3,120.00 / 1,000 s.f.

**General Government Mitigation Fee**

*Issaquah Municipal Code 3.74*

*The following voluntary mitigation rates established by the City Council on June 7, 1999 - Ordinance No. 2230*

- Single Family.....\$ 86.30 / d.u.
- Multifamily, Duplex, Single Family Attached (2+ units)<sup>3</sup> \$ 46.63 / d.u.
- Non-Residential.....\$ 30.00 / 1,000 s.f.

**POLICE MITIGATION FEE**

*Issaquah Municipal Code 3.74*

*The following voluntary mitigation rates are established by the City Council on June 7, 1999 - Ordinance No. 2230*

<u>Type Of Land Use</u>	<u>Patrol Car</u>	<u>Public Safety Building</u>	<u>Impact Fee</u>
<i>Residential:</i>			
• Single Family.....	61.83	0.00000	\$ 61.83 / d.u.
• Multifamily (2+ units) <sup>5</sup> .....	49.20	0.00000	\$ 49.20 / d.u.
<i>Non-Residential:</i>			
• Hotel/Motel/ Resort.....	0.00273	0.00000	\$ 2.73 / 1,000 s.f.
<i>Medical:</i>			
• Hospital/ Nursing Home.....	0.06162	0.00000	\$ 61.62 / 1,000 s.f.
• Medical/Dental.....	0.15171	0.00000	\$ 151.71 / 1,000 s.f.
<i>Commercial:</i>			
• Office.....	0.07137	0.00000	\$ 71.37 / 1,000 s.f.
• Retail.....	0.15132	0.00000	\$ 151.32 / 1,000 s.f.
• Leisure Facilities.....	0.03276	0.00000	\$ 32.76 / 1,000 s.f.
• Restaurant/Lounge.....	1.10643	1.13343	\$2,239.86 / 1,000 s.f.
• Industrial/Mfg.....	0.02574	0.00000	\$ 25.74 / 1,000 s.f.
<i>Institutions:</i>			
• Church/ Non-Profit.....	0.02340	0.00000	\$ 23.40 / 1,000 s.f.
• Education.....	0.11739	0.00391	\$ 121.30 / 1,000 s.f.
• Special Public Facilities.....	0.16185	0.00000	\$ 161.85 / 1,000 s.f.

<sup>1</sup> The ITE Trip generation data considers duplexes as part of 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 1999 Parks Rate Study and General Government Rate Study do not include detailed information for duplexes, so duplexes are considered within the Multifamily category for these fees.

<sup>4</sup> The 2006 Fire Rate Study incident data combines 1 and 2 residential units as within the Single Family category.

<sup>5</sup> The 1999 Police Rate Study includes duplexes in the Multifamily category.

# Attachment 1

## Table 1: Impact Fee Rates

(1) ITE Code	(2) ITE Land Use Category	(3) Trip Rate <sup>1</sup>	(4) % New Trips <sup>2</sup>	(5) Net New Trips per Unit of Measure	(6) Impact Fee Per Unit @ \$ 4,839.27 per Trip
110	Light Industrial	0.49	90%	0.44 1,000 sq ft	\$ 2.13 per square foot
140	Manufacturing	0.37	90%	0.33 1,000 sq ft	1.61 per square foot
151	Mini-warehouse	.13	90%	0.33 1,000 sq ft	0.57 per square foot
210	Single family house	0.51	100%	0.51 dwelling	2,443.83 per dwelling unit
220	Apartment	0.31	100%	0.31 dwelling	1,500.18 per dwelling unit
230	Condominium	0.26	100%	0.26 dwelling	1,258.21 per dwelling unit
240	Mobile Home	0.30	100%	0.30 dwelling	1,427.59 per dwelling unit
251	Senior adult housing-detach	0.13	100%	0.13 dwelling	629.11 per dwelling unit
252	Senior adult housing-attach	0.06	100%	0.06 dwelling	266.16 per dwelling unit
253	Congregate care facility	0.09	72%	0.06 dwelling	296.16 per dwelling unit
254	Assisted living	0.11	72%	0.08 dwelling	383.27 per dwelling unit
310	Hotel	0.30	66%	0.19 room	942.21 per room
320	Motel	0.24	77%	0.18 room	875.67 per room
430	Golf course	0.15	90%	0.14 acre	653.30 per acre
443	Movie theater without matinee	0.04	88%	0.03 seat	149.05 per seat
445	Multiplex movie theater	2.61	88%	2.30 1,000 sq ft	11.11 per square foot
522	Middle/junior hi	0.60	90%	0.54 1,000 sq ft	2.59 per square foot
530	High school	0.49	90%	0.44 1,000 sq ft	2.11 per square foot
560	Church	0.33	90%	0.30 1,000 sq ft	1.41 per square foot
565	Day care center	6.59	73%	4.81 1,000 sq ft	23.28 per square foot
610	Hospital	0.59	77%	0.45 1,000 sq ft	2.20 per square foot
620	Nursing home	0.11	75%	0.08 bed	399.24 per bed
710	Office	0.75	90%	0.67 1,000 sq ft	3.24 per square foot
720	Medical office	1.86	85%	1.58 1,000 sq ft	7.65 per square foot
760	R&D center	0.54	90%	0.49 1,000 sq ft	2.35 per square foot
812	Building materials & lumber	2.25	80%	1.80 1,000 sq ft	8.69 per square foot
814	Specialty retail	1.36	80%	1.08 1,000 sq ft	5.25 per square foot
820	Shopping Center	1.88	66%	1.24 1,000 sq ft	5.99 per square foot
850	Supermarket	5.23	38%	1.99 1,000 sq ft	9.61 per square foot
851	Convenience market-24 hr	26.21	41%	10.74 1,000 sq ft	51.99 per square foot
890	Furniture store	0.23	47%	0.11 1,000 sq ft	0.52 per square foot
896	Video rental	6.80	50%	3.40 1,000 sq ft	16.45 per square foot
911	Bank: walk-in	16.58	58%	9.61 1,000 sq ft	46.52 per square foot
912	Bank: drive-in	22.87	53%	12.12 1,000 sq ft	58.66 per square foot
931	Quality restaurant	3.75	56%	2.10 1,000 sq ft	10.15 per square foot
932	Restaurant: sit-down	5.46	57%	3.11 1,000 sq ft	15.06 per square foot
933	Fast food, no drive-up	13.08	45%	5.88 1,000 sq ft	28.47 per square foot

<sup>1</sup> ITE Trip Generation (7th Edition): 4-6 PM Peak Hour Trip Ends Weighted Average ÷ 2 = trip origins.

<sup>2</sup> The % New Trips excludes pass-by trips by using the pass-by rate for the appropriate land use category in ITE Trip Generation Handbook; An ITE Recommended Practice (2001).

	(1)	(2)	(3)	(4)	(5)
ITE Code	ITE Land Use Category	Trip Rate <sup>1</sup>	% New Trips <sup>2</sup>	Net New Trips per Unit of Measure	Impact Fee Per Unit @ \$ 4,839.27 per Trip
934	Fast food, w/ drive-up	17.32	50%	8.66 1,000 sq ft	41.91 per square foot
936	Drinking place	5.67	50%	2.84 1,000 sq ft	13.72 per square foot
943	Auto parts & service center	2.23	57%	1.27 1,000 sq ft	6.15 per square foot
944	Service station	6.93	23%	1.59 vfp	7,713.32 per vfp <sup>3</sup>
947	Self-service car wash	2.77	67%	1.86 wash stall	8,981.21 wash stall
949	Automated car wash	7.06	67%	4.73 1,000 sq ft	22.89 per square foot

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<sup>3</sup> vfp: vehicle fueling position