

# City of Redmond

## Impact Fees Schedule



**Effective as of January 1, 2019**, the next fee update will go into effect *January 1, 2020*.

The tables below provide Fire, Parks, Transportation, and Schools Impact Fees currently in effect. Projects are assessed by their land use type and the associated units of that land use type to determine what the impact fees shall be.

All impact fees shall be paid at building permit issuance.

Fire		
Land Use	Units	Impact Fee Per Unit
Single-Family Residences	1 housing unit	\$121.42
Mobile Homes and Detached Single-Family Manufactured Homes	1 housing unit	\$145.03
Multi-Family Residences	1 housing unit	\$205.09
Residential Suites	1 residential suite	\$102.55
Offices	1,000 sq. ft. of GFA	\$169.80
Retail Trade	1,000 sq. ft. of GFA	\$195.73
Manufacturing	1,000 sq. ft. of GFA	\$20.05

Parks		
Land Use	Units	Impact Fee Per Unit
Single-Family Residences (inclusive of Mobile Homes and Detached Single-Family Manufactured Homes)	1 housing unit	\$4,738.14
Multi-Family Residences	1 housing unit	\$3,289.31
Residential Suite	1 residential suite	\$1,787.78
Offices	1,000 sq. ft. of GFA	\$1,283.48
Retail Trade	1,000 sq. ft. of GFA	\$569.40
Manufacturing	1,000 sq. ft. of GFA	\$577.67

Transportation		Downtown Urban Center	Overlake Urban Center	Rest of City
<b>Residential Land Uses</b>	<b>Units</b>	<b>Impact Fee Per Unit</b>		
Single Family	Dwelling	\$5,725.58	\$5,923.07	\$7,008.68
Multiple Family	Dwelling	\$4,021.34	\$4,160.04	\$4,922.51
Residential Suites	Residential Suite	\$2,452.57	\$2,537.17	\$3,002.19
Retirement Community	Dwelling	\$1,837.31	\$1,900.69	\$2,249.05
Nursing Home	Bed	\$1,497.07	\$1,548.71	\$1,832.56
Congregate Care/Assisted Living	Dwelling	\$1,156.83	\$1,196.73	\$1,416.07
Hotel/Motel	Room	\$5,392.67	\$5,578.67	\$6,601.16
<b>Institutional Land Uses</b>	<b>Units</b>	<b>Impact Fee Per Unit</b>		
Elementary School	Student	\$474.06	\$490.41	\$580.29
High School	Student	\$462.21	\$478.15	\$565.79
Church/House of Worship	Per sq. ft. of GFA	\$3.06	\$3.17	\$3.75
Hospital	Per sq. ft. of GFA	\$4.40	\$4.55	\$5.39
<b>Retail Shopping Center Land Uses</b>	<b>Units</b>	<b>Impact Fee Per Unit</b>		
Up to 99,999 ft <sup>2</sup>	Per sq. ft. of GLA	\$18.34	\$18.97	\$22.45
100,000 ft <sup>2</sup> – 199,999 ft <sup>2</sup>	Per sq. ft. of GLA	\$17.50	\$18.10	\$21.42
200,000 ft <sup>2</sup> – 299,999 ft <sup>2</sup>	Per sq. ft. of GLA	\$16.02	\$16.57	\$19.61
300,000 ft <sup>2</sup> and Over	Per sq. ft. of GLA	\$15.44	\$15.97	\$18.90
Supermarket	Per sq. ft. of GFA	\$39.57	\$40.93	\$48.43
Convenience Market	Per sq. ft. of GFA	\$131.25	\$135.78	\$160.66
Free Standing Discount Store	Per sq. ft. of GFA	\$13.04	\$13.49	\$15.97
Miscellaneous Retail	Per sq. ft. of GFA	\$15.48	\$16.02	\$18.95
Furniture Store	Per sq. ft. of GFA	\$1.50	\$1.55	\$1.84
Car Sales – New/Used	Per sq. ft. of GFA	\$11.66	\$12.07	\$14.28
<b>Services Land Uses</b>	<b>Units</b>	<b>Impact Fee Per Unit</b>		
Bank/Savings and Loans	Per sq. ft. of GFA	\$67.62	\$69.95	\$82.77
Daycare	Per sq. ft. of GFA	\$51.50	\$53.28	\$63.05
Library	Per sq. ft. of GFA	\$30.47	\$31.52	\$37.30
Post Office	Per sq. ft. of GFA	\$46.83	\$48.45	\$57.32
Service Station	Fuel position	\$30,874.93	\$31,939.89	\$37,793.96
Service Station/Minimart	Fuel position	\$22,555.17	\$23,333.16	\$27,609.75
Movie Theater	Stall	\$331.12	\$342.54	\$405.32
Carwash	Seat	\$20,039.77	\$20,730.99	\$24,530.65

Health Club/Racquet Club	Per sq. ft. of GFA	\$19.80	\$20.49	\$24.24
<b>Restaurant</b>	<b>Units</b>	<b>Impact Fee Per Unit</b>		
Restaurant	Per sq. ft. of GFA	\$33.35	\$34.50	\$40.82
Fast Food Restaurant	Per sq. ft. of GFA	\$90.85	\$93.98	\$111.21
<b>Administrative Office Land Uses</b>	<b>Units</b>	<b>Impact Fee Per Unit</b>		
Up to 99,999 ft <sup>2</sup>	Per sq. ft. of GFA	\$19.05	\$19.70	\$23.32
100,000 ft <sup>2</sup> – 199,999 ft <sup>2</sup>	Per sq. ft. of GFA	\$16.36	\$16.93	\$20.03
200,000 ft <sup>2</sup> – 299,999 ft <sup>2</sup>	Per sq. ft. of GFA	\$14.28	\$14.77	\$17.48
300,000 ft <sup>2</sup> and Over	Per sq. ft. of GFA	\$13.39	\$13.85	\$16.39
Medical Office/Clinic	Per sq. ft. of GFA	\$19.56	\$20.23	\$23.94
<b>Industrial Land Uses</b>	<b>Units</b>	<b>Impact Fee Per Unit</b>		
Light Industrial/Manufacturing	Per sq. ft. of GFA	\$8.94	\$9.25	\$10.94
Industrial Park	Per sq. ft. of GFA	\$7.83	\$8.10	\$9.59
Warehousing/Storage	Per sq. ft. of GFA	\$2.95	\$3.05	\$3.61
Mini Warehouse	Per sq. ft. of GFA	\$1.75	\$1.81	\$2.14
<b>Alternate Impact Fee Assessment*</b>	<b>Units</b>	<b>Impact Fee Per Unit</b>		
Cost per Person Mile of Travel (PMT)	Mile of travel per person			\$2,892.60

<b>Schools**</b>		
<b>Land Use</b>	<b>Units</b>	<b>Impact Fee Per Unit</b>
Single-Family Residences (inclusive of Mobile Homes and Detached Single-Family Manufactured Homes)	1 housing unit	\$12,294.00
Multi-Family Residences	1 housing unit	\$624.00

### Impact Fee Schedule Notes

\* Requires an impact study to be conducted by a traffic engineer for the applicant. If the proposed land use does not fit into one of the categories of the Transportation Impact Fee Schedule, the applicant may choose to do an impact study to apply the PMT impact fee. Additionally, the applicant may choose to do an impact study to apply the PMT impact fee if he/she believes that the impacts generated by development are less than those assessed in the Transportation Impact Fee Schedule for a comparable land use.

\*\* Impact Fee Basis: 2018-2023 LWSD Capital Facilities Plan approved on 6/25/2018

- **GFA** = Gross Floor Area
- **GLA** = Gross Leasable Area
- A \$65.00 school admin fee will be assessed to the School Impact fee.
- Fire, Parks, Transportation and School impact fees are effective per Ordinance 2935.