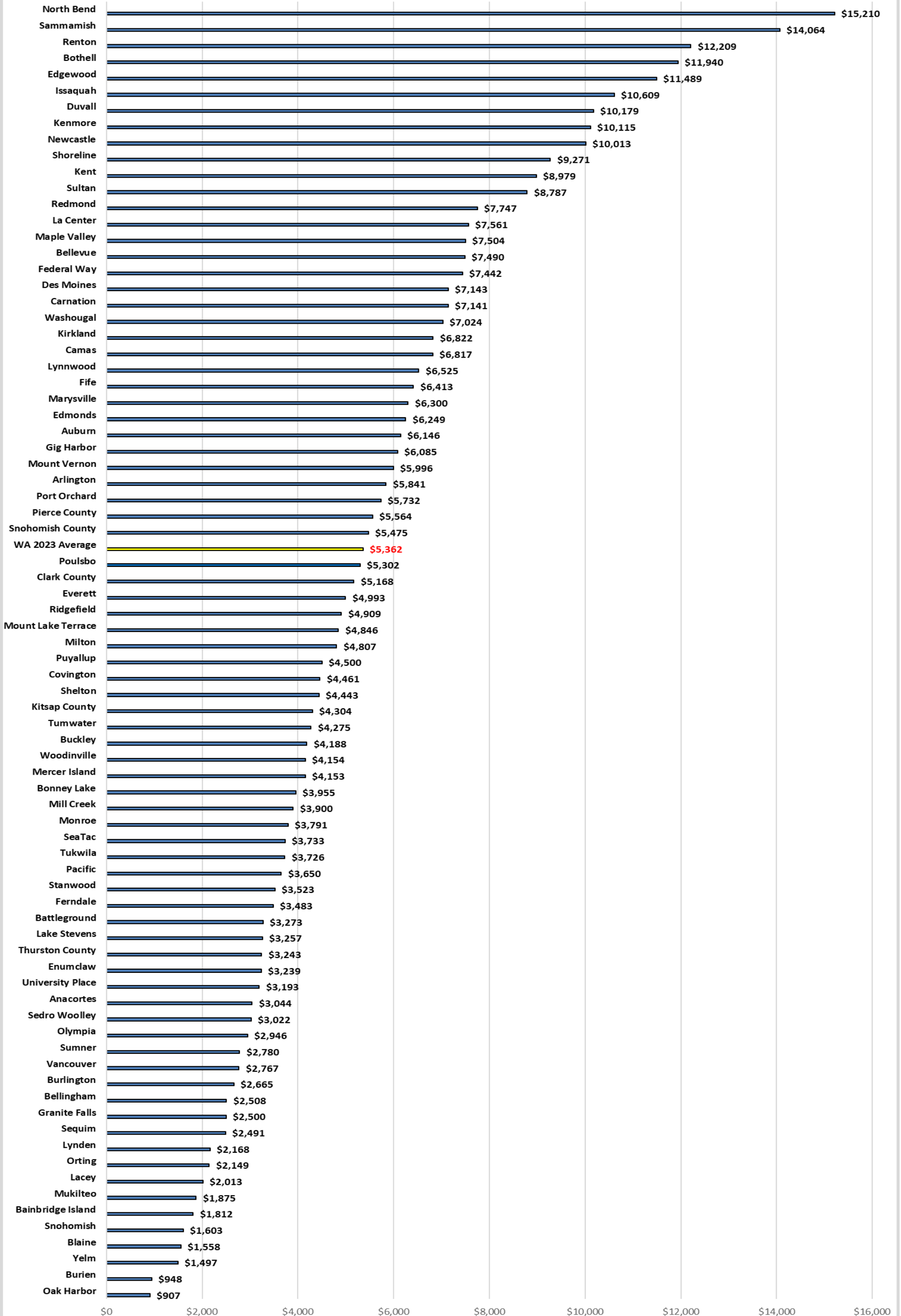


2023 Transportation Impact Fee Comparison: 74 Cities + 5 Counties in Western Washington

Produced by Chris Comeau, FAICP-CTP, Sr. Transportation Planner, chris.comeau@transpogroup.com
 Data compiled March 2023 from web sites, fee sheets, telephone, and email



Cost Per P.M. Peak Hour (4:00 - 6:00pm) Vehicle or Person Trip

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| | 2022 | 2023 | Urban Center | | 2022 | 2023 | Urban Center |
|----------------------------|------------|-----------|-----------------------------|--------------------------------|-------------------|------------------|--|
| City | Population | Base Rate | Incentive | City | Population | Base Rate | Incentive |
| Anacortes ¹ | 17,880 | \$3,044 | | Milton | 8,695 | \$4,807 | |
| Arlington | 21,260 | \$5,841 | | Monroe | 19,700 | \$3,791 | |
| Auburn ² | 88,750 | \$6,146 | Yes: Downtown | Mount Vernon | 35,500 | \$5,996 | Yes: Commercial Uses |
| Bainbridge Island | 25,060 | \$1,812 | | Mount Lake Terrace | 22,070 | \$4,846 | |
| Battleground ³ | 21,780 | \$3,273 | | Mukilteo | 21,590 | \$1,875 | |
| Bellevue | 153,900 | \$7,490 | Yes: Downtown & TOD | Newcastle | 13,560 | \$10,013 | |
| Bellingham ⁴ | 93,910 | \$2,508 | Yes: Urban Villages | North Bend ²⁰ | 7,915 | \$15,210 | |
| Blaine ⁵ | 6,130 | \$1,558 | | Oak Harbor ²¹ | 24,760 | \$907 | Yes; CBD |
| Bonney Lake | 22,990 | \$3,955 | | Olympia ²² | 56,370 | \$2,946 | Yes; Downtown & High Density Corridors |
| Bothell | 48,940 | \$11,940 | Yes: Main Street | Orting | 9,055 | \$2,149 | |
| Buckley | 5,315 | \$4,188 | May apply for 30% Reduction | Pacific | 7,270 | \$3,650 | |
| Burien ⁶ | 52,490 | \$948 | | Port Orchard | 16,400 | \$5,732 | |
| Burlington | 9,800 | \$2,665 | | Poulsbo ²³ | 12,180 | \$5,302 | |
| Camas ⁷ | 27,250 | \$6,817 | | Puyallup | 43,260 | \$4,500 | |
| Carnation | 2,160 | \$7,141 | | Redmond ²⁴ | 75,270 | \$7,747 | Y; CBD; OLake |
| Covington | 21,200 | \$4,461 | | Renton | 107,500 | \$12,209 | |
| Des Moines | 33,160 | \$7,143 | | Ridgefield ²⁵ | 13,640 | \$4,909 | |
| Duvall | 8,320 | \$10,179 | | Sammamish ²⁶ | 68,150 | \$14,064 | |
| Edgewood | 13,520 | \$11,489 | | SeaTac | 31,910 | \$3,733 | |
| Edmonds | 42,980 | \$6,249 | | Sedro Woolley ²⁷ | 12,590 | \$3,022 | Yes; CBD |
| Enumclaw | 12,190 | \$3,239 | | Sequim | 8,215 | \$2,491 | Yes; CBD |
| Everett | 113,300 | \$4,993 | Yes: Parking "A" | Shelton | 10,430 | \$4,443 | |
| Federal Way ⁸ | 101,800 | \$7,442 | Yes: City Center | Shoreline | 60,320 | \$9,271 | |
| Ferndale ⁹ | 15,970 | \$3,483 | Yes: Downtown | Snohomish | 10,200 | \$1,603 | |
| Fife ¹⁰ | 11,130 | \$6,413 | Yes: Use-based | Stanwood | 8,405 | \$3,523 | |
| Gig Harbor | 12,540 | \$6,085 | | Sultan | 6,260 | \$8,787 | |
| Granite Falls | 4,705 | \$2,500 | | Sumner ²⁸ | 10,800 | \$2,780 | |
| Issaquah ¹¹ | 40,950 | \$10,609 | Yes: Commercial Uses | Tukwila ²⁹ | 22,620 | \$3,726 | |
| Kenmore ¹² | 24,090 | \$10,115 | | Tumwater | 23,360 | \$4,275 | |
| Kent ¹³ | 137,900 | \$8,979 | Yes; Downtown | University Place | 35,420 | \$3,193 | |
| Kirkland ¹⁴ | 93,570 | \$6,822 | | Vancouver ³⁰ | 197,600 | \$2,767 | |
| La Center ¹⁵ | 3,835 | \$7,561 | | Washougal | 17,390 | \$7,024 | |
| Lacey | 58,180 | \$2,013 | | Woodinville ³¹ | 13,450 | \$4,154 | |
| Lake Stevens ¹⁶ | 40,700 | \$3,257 | Yes; TIF Zone 1 | Yelm | 10,680 | \$1,497 | |
| Lynden ¹⁷ | 16,150 | \$2,168 | | County | Population | Base Rate | |
| Lynnwood ¹⁸ | 38,740 | \$6,525 | Yes; Citywide | Clark County ³² | 520,900 | \$5,168 | |
| Maple Valley ¹⁹ | 28,920 | \$7,504 | | Kitsap County | 280,900 | \$4,304 | |
| Marysville | 72,380 | \$6,300 | Yes: Commercial Uses | Pierce County ³³ | 937,400 | \$5,564 | |
| Mercer Island | 25,780 | \$4,153 | | Snohomish County ³⁴ | 847,300 | \$5,475 | |
| Mill Creek | 21,510 | \$3,900 | | Thurston County ³⁵ | 300,500 | \$3,243 | |

Notes: All data above and below obtained from public web sites, fee sheets, telephone calls, emails, and ITE Trip Generation Manuals. 2023 OFM Population data not released until June.

1. Anacortes updated TIF system in 2019.
2. Auburn adopted rates 2017; has downtown reduced rate.
3. Battle Ground uses an ADT-based TIF system; SFD = 9.57 trips x \$347
4. Bellingham TIF = Person trips; automatic 22% to 30% Urban Village TIF reduction with voluntary TDM measures up to 50% UV TIF reduction.
5. The City of Blaine future pm peak hour vehicle trip rate is currently being evaluated.
6. Burien limited improvement project costs to keep rates low. TIF was adopted in 2009.
7. Camas uses a 2-zone TIF system; North = \$9,833; South = \$3,800; Average = \$6,817
8. Federal Way charges 3% admin. fee + base rate + 3-yr WSDOT construction cost index. City Center TIF Reduction.
9. Ferndale uses 3-zone TIF system. \$3,540 citywide; \$4,428 for 443-acre "Main Street" Planned Action; \$2,480 downtown Ferndale. Average = \$3,483.
10. Fife uses a VMT-based TIF system adjusted from ITE ADT rates.
11. Issaquah created development incentive in which the first 10,000 SF of commercial TIF paid from other public funding sources (per WA State law).
12. Kenmore TIF rates based on mobility units and person trips.
13. Kent TIF rates are based on person trips; TIF Rate Study (2021) with reductions for downtown Kent.
14. Kirkland TIF rates are based on person trips
15. La Center allows TIF to be deferred to occupancy by requiring lien on property.
16. Lake Stevens uses a 3-zone TIF system; average - \$3,257
17. Lynden TIF citywide is \$2,168, but NW Lynden Pepin Creek subarea TIF is \$17,328 (Highest in WA).
18. Lynnwood has two TIF zones: City Center/Mall \$5,107 and remainder of City \$7,944. Average is \$6,525.
19. Maple Valley fee per 2023 rate schedule
20. North Bend has highest citywide TIF (\$15,210) in WA (See Lynden Pepin Creek) Primarily residential with little to no pass-by/diverted link trips.
21. Oak Harbor uses a dated TIF system; \$907 residential and \$589 non-residential.
22. Olympia allows TIF reduction in downtown and on high-density corridors.
23. Poulsbo uses an ADT-based TIF system; ITE 11th Ed. SFD = 9.4 ADT x \$564 = \$5,301.60
24. Redmond uses "Person Trips/Mobility Units" for Concurrency and TIF; Citywide \$8731; Overlake \$7378; Downtown \$7132; Average = \$7,747.
25. Ridgefield uses an ADT-based TIF system
26. Sammamish has 2nd highest citywide TIF (\$14,064) in WA (See Lynden Pepin Creek). Primarily residential development; no pass-by/diverted link trips.
27. Sedro-Woolley uses a 2-zone TIF system; \$3,022 Non-CBD; \$1,681 in CBD
28. Sumner uses a 3-zone TIF system; District 1 \$1,916; District 2 \$3,054; District 3 \$3,369; Average = \$2,779.66
29. Tukwila = 4-zone TIF system: Z1 = \$4,439; Z2 = \$4,863; Z3 = \$5,345; Z4 = \$2,058; Average = \$3,726
30. Vancouver uses 3-zone ADT-based TIF system; Columbia \$213; Pacific \$379; Cascade \$291; Average = \$294.33 x 9.4 = \$2,767 / SFD
31. Woodinville uses an ADT-based TIF system. 1 SFD = 9.44 x \$440 = \$4,154
32. Clark County has a four zone TIF system based on ADT; Z1 = \$487; Z2 = \$930; Z3 = \$421; Z4 = \$352; Average \$547.50 x 9.44 = \$5240
33. Pierce County uses a 4-zone TIF system based on model-derived VMT; Average TIF for SFD = \$5,564
34. Snohomish County updated its 6-zone TIF system based on ADT in 2020. Average is \$580/trip or \$5,475 per SFD.
35. Thurston County uses a 6-zone TIF system based on ITE PM Peak Trips; Average = \$3435/trip or \$3,243 per SFD