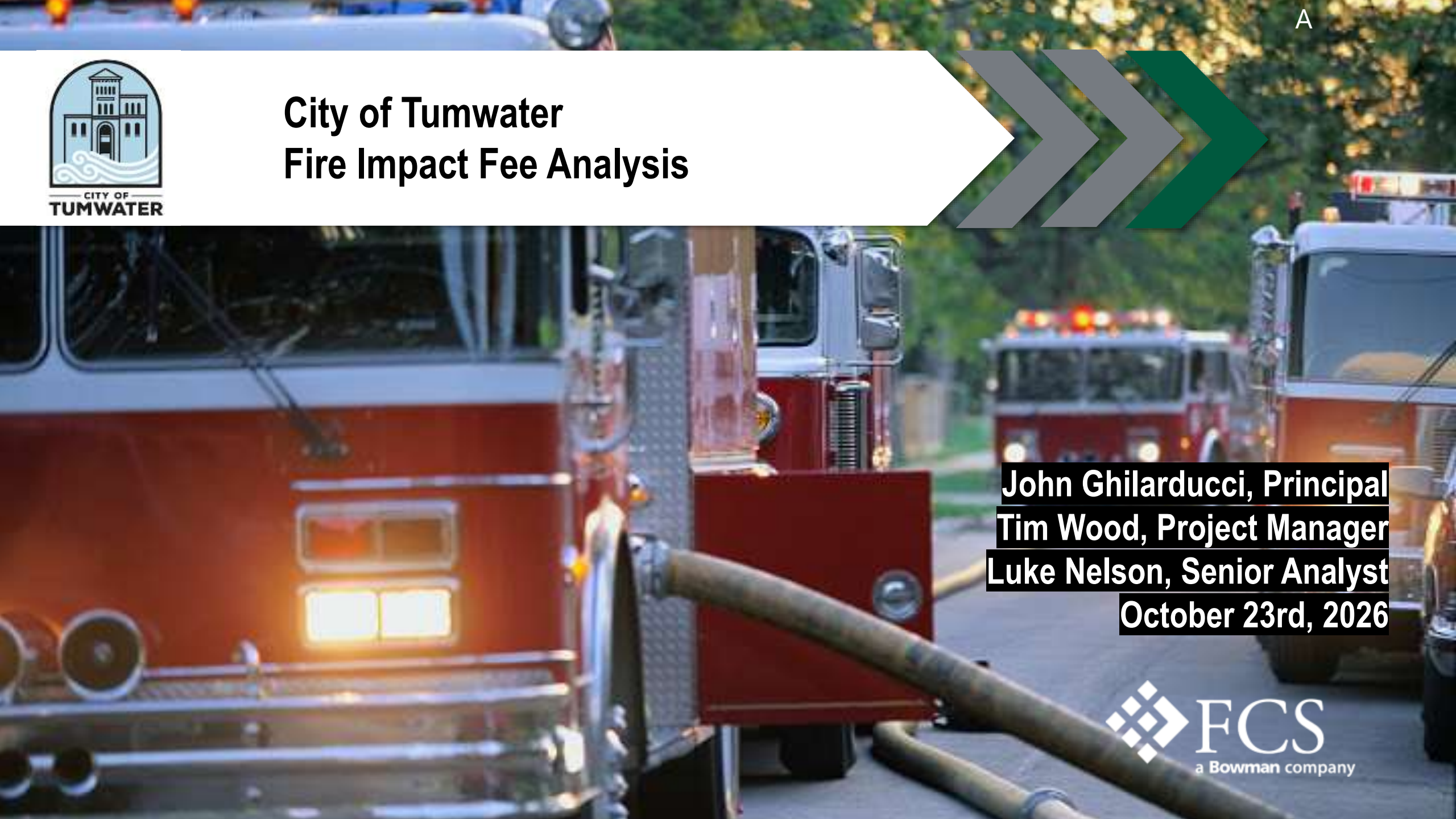
City of Tumwater
Fire Impact Fee Analysis



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Agenda

- What is an Impact Fee?
- Statutory Basis
- Calculation Framework

Key Characteristics of Impact Fees

- Impact fees are one-time charges, not ongoing rates. They are paid at the time of development (or re-development)
- Impact fees are available for public streets, public parks, school facilities, and fire protection facilities.
- Impact fees are for capital only, in both their calculation and in their use.
- Impact fees include both existing and future (planned) infrastructure cost components.
- Impact fees are for “system” facilities, not “local” facilities.

What is an Impact Fee?

An Impact Fee:

- Is authorized by the Growth Management Act
- Must be used for system improvements that benefit new development
- Cannot exceed development's proportionate share of improvement costs
- May only be expended on facilities in the Comprehensive Facilities Plan
- Does not include a reasonable permit or application fee

New Statutory Requirements

RCW 82.02.060(1)

- The schedule shall reflect the proportionate impact of new housing units… based on the square footage, number of bedrooms, or trips generated
- …in order to produce a proportionally lower impact fee for smaller housing units

New Statutory Requirements

RCW 36.70A.681

- (a) The city or county may not assess impact fees on the construction of accessory dwelling units that are greater than 50 percent of the impact fees that would be imposed on the principal unit;

Calculation Framework - Fire

$$\text{Impact Fee} = \frac{\text{Existing System Cost}}{\text{Existing Customer Base} + \text{Future Growth Served (Incidents)}} + \frac{\text{Future Project Costs: Capacity Expanding}}{\text{Future Growth Served (Incidents)}}$$

Next Steps

- Complete draft analysis
- Review draft analysis with staff & make needed edits
- Review finalized analysis with stakeholders and City council
- Implement Fire Impact Fee

Thank you!
Questions?

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