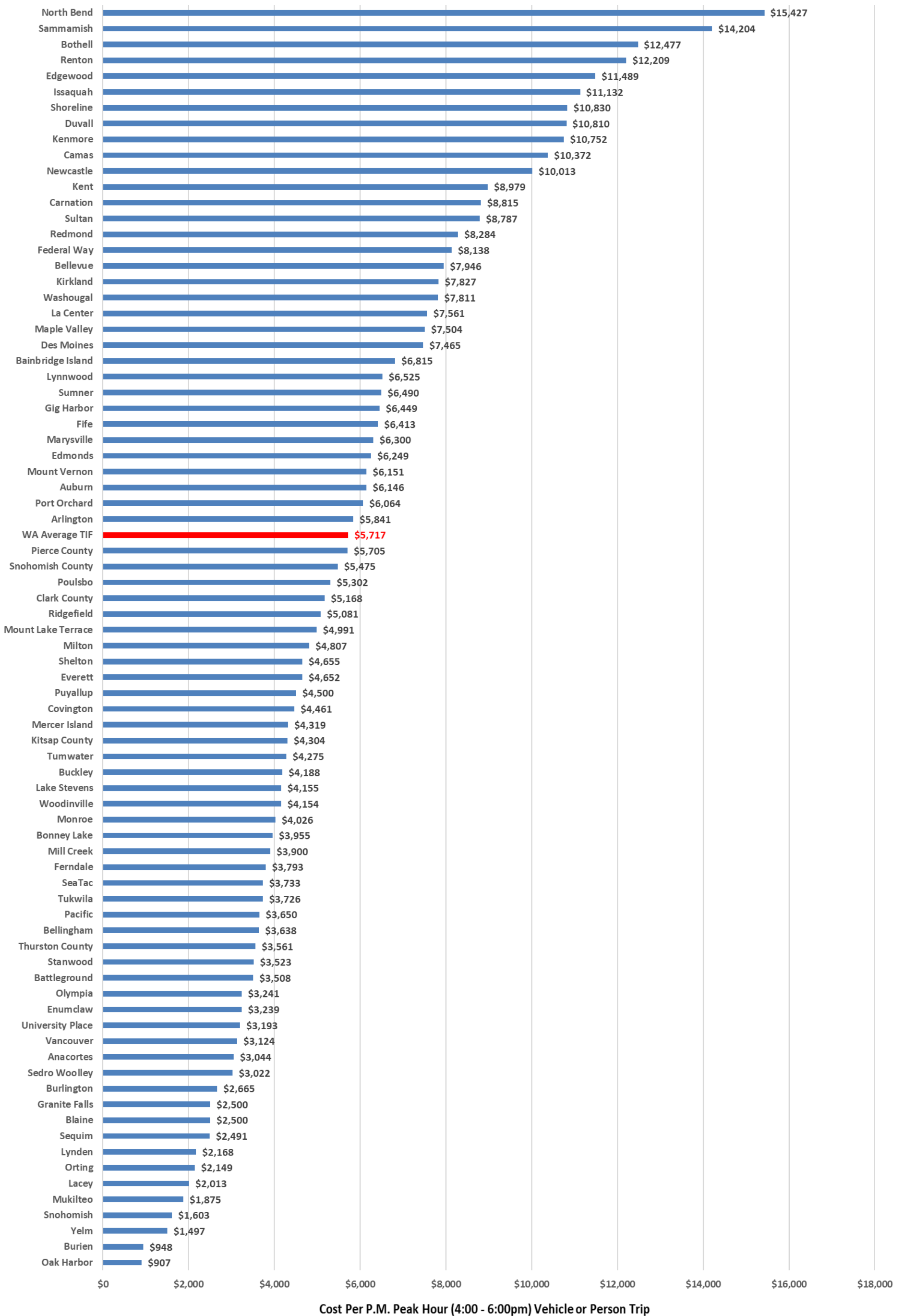


2024 Transportation Impact Fee Comparison: 74 Cities + 5 Counties in Western Washington

Data compiled March 2024 from web sites, fee sheets, telephone, and email by
Chris Comeau, FAICP-CTP, Senior Transportation Planner, chris.comeau@transpogroup.com



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City	2024 Population	2024 Base Rate	Urban Center Incentive	City	2023 Population	2024 Base Rate	Urban Center Incentive
Anacortes ¹	18,326	\$3,044		Milton	8,835	\$4,807	
Arlington	22,121	\$5,841		Monroe	18,574	\$4,026	
Auburn ²	88,750	\$6,146	Yes: Downtown	Mount Vernon	35,753	\$6,151	Yes: Commercial Uses
Bainbridge Island	24,153	\$6,815		Mount Lake Terrace	21,804	\$4,991	
Battleground ³	22,395	\$3,508		Mukilteo	20,681	\$1,875	
Bellevue	153,768	\$7,946	Yes: Downtown & TOD	Newcastle	12,664	\$10,013	
Bellingham ⁴	95,921	\$3,638	Yes: Urban Villages	North Bend ²⁰	8,302	\$15,427	
Blaine ⁵	6,130	\$2,500		Oak Harbor ²¹	24,187	\$907	Yes; CBD
Bonney Lake	22,948	\$3,955		Olympia ²²	55,731	\$3,241	Yes; Downtown & High Density Corridors
Bothell	48,871	\$12,477	Yes: Main Street	Orting	8,857	\$2,149	
Buckley	5,421	\$4,188	May apply for 30% Reduction	Pacific	6,807	\$3,650	
Burien ⁶	49,627	\$948		Port Orchard	18,564	\$6,064	
Burlington	10,253	\$2,665		Poulsbo ²³	12,101	\$5,302	
Camas ⁷	28,275	\$10,372		Puyallup	41,880	\$4,500	
Carnation	2,199	\$8,815		Redmond ²⁴	80,116	\$8,284	Y; CBD; OverLake
Covington	21,891	\$4,461		Renton	101,386	\$12,209	
Des Moines	31,946	\$7,465		Ridgefield ²⁵	17,666	\$5,081	
Duvall	8,824	\$10,810		Sammamish ²⁶	64,250	\$14,204	
Edgewood	13,380	\$11,489		SeaTac	29,652	\$3,733	
Edmonds	42,027	\$6,249		Sedro Woolley ²⁷	13,368	\$3,022	Yes; CBD
Enumclaw	12,645	\$3,239		Sequim	8,403	\$2,491	Yes; CBD
Everett	111,793	\$4,652	Yes: Parking "A"	Shelton	10,896	\$4,655	
Federal Way ⁸	94,745	\$8,138	Yes: City Center	Shoreline	62,908	\$10,830	
Ferndale ⁹	16,562	\$3,793	Yes: Downtown	Snohomish	10,124	\$1,603	
Fife ¹⁰	10,573	\$6,413	Yes: Use-based	Stanwood	9,817	\$3,523	
Gig Harbor	12,892	\$6,449		Sultan	7,243	\$8,787	Yes; 50% for Commercial
Granite Falls	5,117	\$2,500		Sumner ²⁸	10,543	\$6,490	
Issaquah ¹¹	38,601	\$11,132	Yes: Commercial Uses	Tukwila ²⁹	21,000	\$3,726	
Kenmore ¹²	23,067	\$10,752		Tumwater	26,427	\$4,275	
Kent ¹³	132,204	\$8,979	Yes; Downtown	University Place	34,371	\$3,193	
Kirkland ¹⁴	91,568	\$7,827		Vancouver ³⁰	197,765	\$3,124	
La Center ¹⁵	5,262	\$7,561		Washougal	16,764	\$7,811	
Lacey	60,485	\$2,013		Woodinville ³¹	13,044	\$4,154	
Lake Stevens ¹⁶	40,598	\$4,155	Yes; TIF Zone 1	Yelm	10,676	\$1,497	
Lynden ¹⁷	16,540	\$2,168		County	Population	Base Rate	
Lynnwood ¹⁸	47,880	\$6,525	Yes; Citywide	Clark County ³²	520,900	\$5,168	
Maple Valley ¹⁹	28,355	\$7,504		Kitsap County	280,900	\$4,304	
Marysville	73,578	\$6,300	Yes: Commercial Uses	Pierce County ³³	937,400	\$5,705	
Mercer Island	24,600	\$4,319		Snohomish County ³⁴	847,300	\$5,475	
Mill Creek	20,753	\$3,900		Thurston County ³⁵	300,500	\$3,561	

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.

- Anacortes updated TIF system in 2019.
- Auburn adopted rates 2017; has downtown reduced rate.
- Battle Ground uses an ADT-based TIF system; SFD = 9.57 trips x \$347
- Bellingham TIF = Person trips; automatic 22% to 30% Urban Village TIF reduction with voluntary TDM measures up to 50% UV TIF reduction.
- The City of Blaine future pm peak hour vehicle trip rate is currently being evaluated.
- Burien limited improvement project costs to keep rates low. TIF was adopted in 2009.
- Camas uses a 2-zone TIF system; North = \$9,833; South = \$3,800; Average = \$6,817
- Federal Way charges 3% admin. fee + base rate + 3-yr WSDOT construction cost index. City Center TIF Reduction.
- Ferndale uses 3-zone TIF system. \$3,855 citywide; \$4,822 for 443-acre "Main Street" Planned Action; \$2,701 downtown Ferndale. Average = \$3,793.
- Fife uses a VMT-based TIF system adjusted from ITE ADT rates.
- Issaquah created development incentive in which the first 10,000 SF of commercial TIF paid from other public funding sources (per WA State law).
- Kenmore TIF rates based on mobility units and person trips.
- Kent TIF rates are based on person trips; TIF Rate Study (2021) with reductions for downtown Kent.
- Kirkland TIF rates are based on person trips at \$5,397/person trip
- La Center allows TIF to be deferred to occupancy by requiring lien on property.
- Lake Stevens uses a 3-zone TIF system; average - \$3,257
- Lynden TIF citywide is \$2,168, but NW Lynden Pepin Creek subarea TIF is \$17,328 (Highest in WA).
- Lynnwood has two TIF zones: City Center/Mall \$5,107 and remainder of City \$7,944. Average is \$6,525.
- Maple Valley fee per 2023 rate schedule
- 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.
- Oak Harbor uses a dated TIF system; \$907 residential and \$589 non-residential.
- Olympia allows TIF reduction in downtown and on high-density corridors.
- Poulsbo uses an ADT-based TIF system; ITE 11th Ed. SFD = 9.4 ADT x \$564 = \$5,301.60
- Redmond uses "Person Trips/Mobility Units" for Concurrency and TIF; Citywide \$9336; Overlake \$7890; Downtown \$7626; Average = \$8284.
- Ridgefield uses an ADT-based TIF system
- Sammamish has 2nd highest citywide TIF (\$14,064) in WA (See Lynden Pepin Creek). Primarily residential development; no pass-by/diverted link trips.
- Sedro-Woolley uses a 2-zone TIF system; \$3,022 Non-CBD; \$1,681 in CBD
- Sumner converted 3-zone TIF system to 1 Citywide Zone as of April 15, 2024
- Tukwila = 4-zone TIF system: Z1 = \$4,439; Z2 = \$4,863; Z3 = \$5,345; Z4 = \$2,058; Average = \$3,726
- Vancouver uses 3-zone ADT-based TIF system; Columbia \$240; Pacific \$428; Cascade \$329; Average = \$332.33 x 9.4 = \$3,124 / SFD
- Woodinville uses an ADT-based TIF system. 1 SFD = 9.44 x \$440 = \$4,154
- 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
- Pierce County uses a 4-zone TIF system based on model-derived VMT; A = \$5,654; B = \$5,654; C = \$9,242; D = \$2,270. Average TIF for SFD = \$5,705
- Snohomish County updated its 6-zone TIF system based on ADT in 2020. Average is \$580/trip or \$5,475 per SFD.
- Thurston County uses a 6-zone TIF system based on ITE PM Peak Trips; Average = \$3561/trip or \$3,248 per SFD