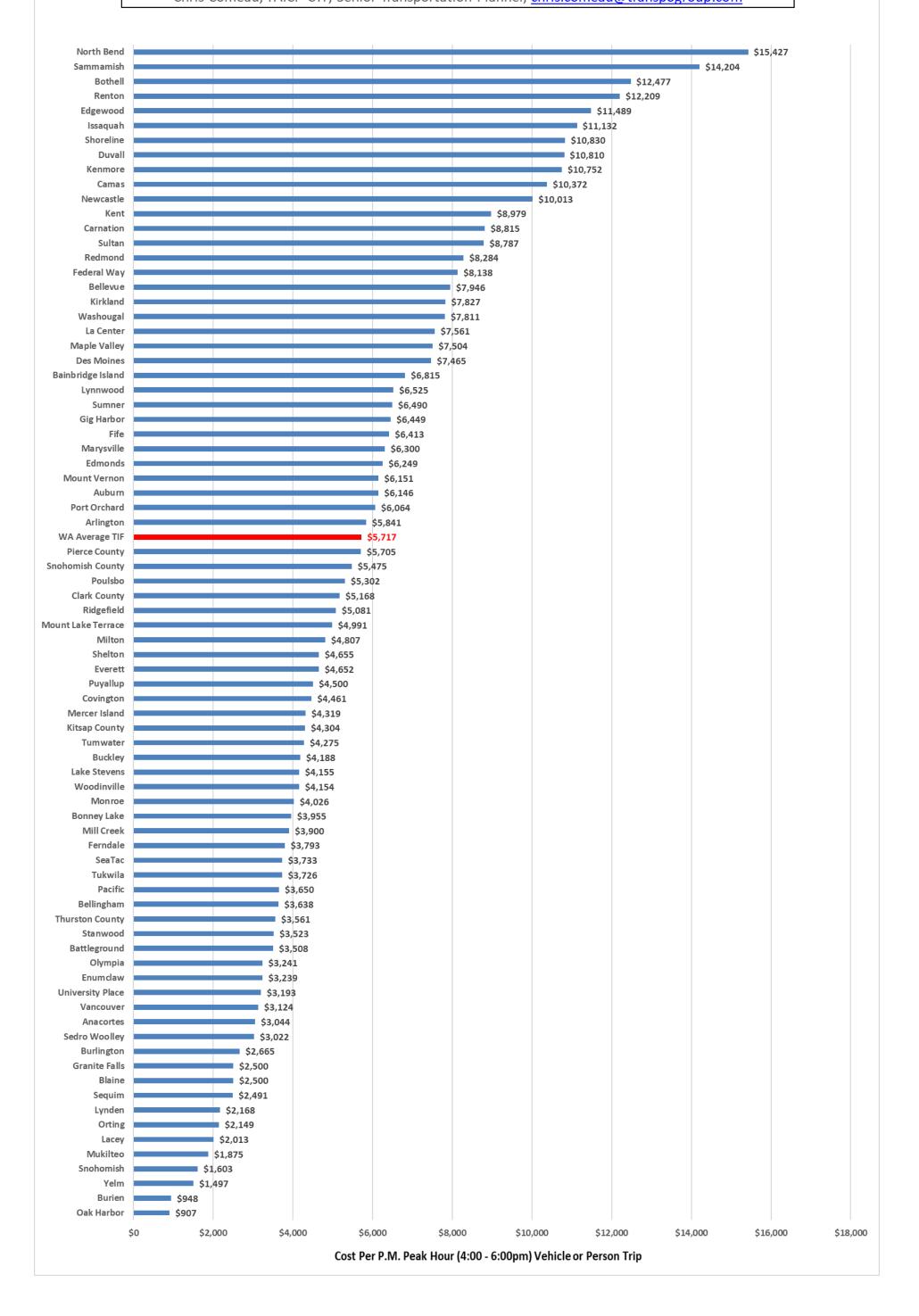
2024 Transportation Impact Fee Comparison: 74 Cities + 5 Counties in Western Washington Data compiled March 2024 from web sites, fee sheets, telephone, and email by Chris Comeau, FAICP-CTP, Senior Transportation Planner, <u>chris.comeau@transpogroup.com</u>



	Chri		mpiled March 2024 from public v AICP-CTP, Senior Transportatio		•	•	-
	2024	2024	Urban Center	n Planner at Transpo Gi	2023	2024	Urban Center
City macortes ¹	•	Base Rate \$3,044	Incentive	City Milton	Population 8,835	Base Rate	Incentive
rlington	18,326 22,121	\$3,044 \$5,841		Monroe	8,835	\$4,807 \$4,026	
uburn ²	88,750	\$6,146	Yes: Downtown	Mount Vernon	35,753	\$6,151	Yes: Commercial Uses
ainbridge Island	24,153	\$6,815		Mount Lake Terrace	21,804	\$4,991	
attleground ³	22,395	\$3,508		Mukilteo	20,681	\$1,875	
Bellevue	153,768	\$7,946	Yes: Downtown & TOD	Newcastle North Bend ²⁰	12,664	\$10,013	
Bellingham ⁴ Blaine ⁵	95,921 6,130	\$3,638 \$2,500	Yes: Urban Villages	Oak Harbor ²¹	8,302 24,187	\$15,427 \$907	Yes; CBD
Bonney Lake	22,948	\$2,500		Olympia ²²	55,731	\$3,241	Yes; Downtown & High Density Corrido
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	
	10,253	\$2,665		Poulsbo ²³	12,101	\$5,302	
Camas ⁷	28,275 2,199	\$10,372 \$8,815		Puyallup Redmond ²⁴	41,880 80,116	\$4,500 \$8,284	Y; CBD; OverLake
Covington	2,199	\$4,461		Renton	101,386	\$0,204 \$12,209	T, CDD, OverLake
Des Moines	31,946	\$7,465		Ridgefield ²⁵	17,666	\$5,081	
Duvall	8,824	\$10,810		Sammamish ²⁶	64,250	\$14,204	
dgewood	13,380	\$11,489		SeaTac	29,652	\$3,733	
Edmonds	42,027	\$6,249		Sedro Woolley ²⁷	13,368	\$3,022	Yes; CBD
Enumclaw Everett	12,645 111,793	\$3,239 \$4,652	Yes: Parking "A"	Sequim Shelton	8,403 10,896	\$2,491 \$4,655	Yes; CBD
Federal Way ⁸	94,745	\$4,652 \$8,138	Yes: City Center	Shoreline	62,908	\$4,655 \$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	
ssaquah 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 Kirkland ¹⁴	132,204	\$8,979	Yes; Downtown	University Place Vancouver ³⁰	34,371	\$3,193	
a Center ¹⁵	91,568 5,262	\$7,827 \$7,561		Washougal	197,765 16,764	\$3,124 \$7,811	
Lacey	60,485	\$2,013		Woodinville ³¹	13,044	\$4,154	
_ake Stevens ¹⁶	40,598	\$4,155	Yes; TIF Zone 1	Yelm	10,676	\$1,497	
_ynden ¹⁷	16,540	\$2,168		County	Population	Base Rate	
		AO 505	Yes; Citywide	Clark County ³²	520,900	\$5,168	
	47,880	\$6,525		,			
	47,880 28,355	\$6,525 \$7,504		Kitsap County	280,900	\$4,304	
_ynnwood ¹⁸ Maple Valley ¹⁹ Marysville	28,355 73,578	\$7,504 \$6,300	Yes: Commercial Uses	Kitsap County Pierce County ³³	280,900 937,400	\$5,705	
Maple Valley ¹⁹ Marysville Mercer Island	28,355 73,578 24,600	\$7,504 \$6,300 \$4,319		Kitsap County Pierce County ³³ Snohomish County ³⁴	280,900 937,400 847,300	\$5,705 \$5,475	
Maple Valley ¹⁹ Marysville Mercer Island Mill Creek	28,355 73,578 24,600 20,753	\$7,504 \$6,300 \$4,319 \$3,900	Yes: Commercial Uses	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵	280,900 937,400 847,300 300,500	\$5,705 \$5,475 \$3,561	nulation data not released until June
Maple Valley ¹⁹ Marysville Mercer Island Mill Creek Notes: All data above	28,355 73,578 24,600 20,753 and below obt	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub	Yes: Commercial Uses	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵	280,900 937,400 847,300 300,500	\$5,705 \$5,475 \$3,561	pulation data not released until June.
Maple Valley ¹⁹ Marysville Mercer Island Mill Creek	28,355 73,578 24,600 20,753 and below obta IF system in 201	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9.	Yes: Commercial Uses lic web sites, fee sheets, telephone c	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵	280,900 937,400 847,300 300,500	\$5,705 \$5,475 \$3,561	pulation data not released until June.
Maple Valley ¹⁹ Marysville Mercer Island Mill Creek Notes: All data above . Anacortes updated T 2. Auburn adopted rates 8. Battle Ground uses a	28,355 73,578 24,600 20,753 and below obt IF system in 201 s 2017; has down an ADT-based Till	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD =	Yes: Commercial Uses lic web sites, fee sheets, telephone c ate. 9.57 trips x \$347	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵ calls, emails, and ITE Trip G	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley ¹⁹ Marysville Mercer Island Mill Creek Notes: All data above . Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Bellingham TIF = Per	28,355 73,578 24,600 20,753 and below obto and and below obto and below obto and below obto and below obto and below obto and and and and and and and and and and	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = hatic 22% to 30%	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵ calls, emails, and ITE Trip G	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley ¹⁹ Marysville Mercer Island Mill Creek Notes: All data above Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Bellingham TIF = Per The City of Blaine fut	28,355 73,578 24,600 20,753 and below obte IF system in 201 s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. ntown reduced ra F system; SFD = natic 22% to 30% ir vehicle trip rational statements of the system attic 22% to 30%	Yes: Commercial Uses lic web sites, fee sheets, telephone c ate. 9.57 trips x \$347	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵ calls, emails, and ITE Trip G	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley ¹⁹ Marysville Mercer Island Mill Creek Notes: All data above Anacortes updated T Anacortes updated T Anacortes updated T Anacortes updated T Anacortes updated T Ballingham TIF = Per Distribution of Blaine fut Ballingham TIF = Per Distribution of Blaine fut Ballingham TIF = Per	28,355 73,578 24,600 20,753 and below obt and below obt s 2017; has down an ADT-based Till rson trips; alutom ture pm peak hou- rement project co	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. town reduced ra F system; SFD = natic 22% to 30% ur vehicle trip rates sts to keep rates	Yes: Commercial Uses lic web sites, fee sheets, telephone c ate. : 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated.	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵ calls, emails, and ITE Trip G	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley ¹⁹ Marysville Mercer Island Mill Creek Notes: All data above Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Battle Ground uses a	28,355 73,578 24,600 20,753 and below obt and below obt s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = hatic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-3	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone c</i> ate. 9.57 trips x \$347 6 Urban Village TIF reduction with volunt e is currently being evaluated. is low. TIF was adopted in 2009. puth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵ calls, emails, and ITE Trip G ary TDM measures up to 50%	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley ¹⁹ Marysville Mercer Island Mill Creek Notes: All data above Anacortes updated T Anacortes updated T Anacortes updated T Anacortes updated T Anacortes updated T Anacortes update above Anacortes above Anacortes update above Anacortes above An	28,355 73,578 24,600 20,753 and below obta s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou- rement project co e TIF system; No s 3% admin. fee e TIF system. \$3	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. town reduced ra 5 system; SFD = natic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$4	Yes: Commercial Uses lic web sites, fee sheets, telephone c ate. 9.57 trips x \$347 6 Urban Village TIF reduction with volunt e is currently being evaluated. 8 low. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City 0 4,822 for 443-acre "Main Street" Planned	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵ calls, emails, and ITE Trip G ary TDM measures up to 50%	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley ¹⁹ Marysville Mercer Island Mill Creek Motes: All data above Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Battle Ground uses a Bellingham TIF = Per The City of Blaine fut Burien limited improv Camas uses a 2-zone Federal Way charges Ferndale uses 3-zone O. Fife uses a VMT-ba	28,355 73,578 24,600 20,753 and below obta 1F system in 201 s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e TIF system. \$3 ased TIF system a	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = natic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$4 adjusted from IT	Yes: Commercial Uses lic web sites, fee sheets, telephone c ate. 9.57 trips x \$347 6 Urban Village TIF reduction with volunt e is currently being evaluated. 8 low. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City 0 4,822 for 443-acre "Main Street" Planned	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵ calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction.	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley ¹⁹ Marysville Mercer Island Mill Creek Motes: All data above Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Battle Ground uses a Bellingham TIF = Per The City of Blaine fut Burien limited improv Camas uses a 2-zone Federal Way charges Ferndale uses 3-zone O. Fife uses a VMT-ba	28,355 73,578 24,600 20,753 and below obta 20,753 and below obta s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e TIF system. \$3 ased TIF system a evelopment incer	\$7,504 \$6,300 \$4,319 \$3,900 alined from pub 9. notown reduced ra F system; SFD = natic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$4 adjusted from IT titve in which the	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone c</i> ate. 9.57 trips x \$347 6. Urban Village TIF reduction with volunt e is currently being evaluated. 8 low. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵ calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction.	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley ¹⁹ Marysville Mercer Island Mill Creek Motes: All data above Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Battle Ground uses a Bellingham TIF = Per The City of Blaine fut Burien limited improv Camas uses a 2-zone Federal Way charges Ferndale uses 3-zone Ferndale uses 3-zone Fife uses a VMT-ba I. Issaquah created de Z. Kenmore TIF rates S. Kent TIF rates are b	28,355 73,578 24,600 20,753 and below obtain s 2017; has down an ADT-based Till rson trips; alutom ture pm peak hou rement project co s 3% admin. fee e TIF system; No s 3% admin. fee e TIF system; \$3 ased TIF system a evelopment incer based on mobility pased on person	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = htown reduced ra F system; SFD = htoc 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$2 adjusted from IT htive in which the y units and perso	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. s low. TIF was adopted in 2009. puth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of \$,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵ calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
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Aaple Valley ¹⁹ Aarysville Aercer Island Aill Creek Anacortes updated T Auburn adopted rates Auburn adopted rates Battle Ground uses a Bellingham TIF = Per The City of Blaine fut Burien limited improv Camas uses a 2-zone Federal Way charges Ferndale uses 3-zone G. Fife uses a VMT-ba 1. Issaquah created de 2. Kenmore TIF rates a 3. Kent TIF rates are b 4. Kirkland TIF rates a 5. La Center allows TII	28,355 73,578 24,600 20,753 and below obta IF system in 201 s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e TIF system; S ased TIF system a evelopment incer based on mobility pased on person are based on person are based on person	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = hatic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-9 ,855 citywide; \$4 adjusted from IT htive in which the y units and perso trips; TIF Rate S son trips at \$5,38 to occupancy by	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. atom. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property.	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵ calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Aaple Valley ¹⁹ Aarysville Aercer Island All Creek Aacortes updated T Auburn adopted rates Battle Ground uses a Bellingham TIF = Per The City of Blaine fut Burien limited improv Camas uses a 2-zone Federal Way charges Ferndale uses 3-zone 0. Fife uses a VMT-ba 1. Issaquah created de 2. Kenmore TIF rates 3. Kent TIF rates are b 4. Kirkland TIF rates are b 5. La Center allows TII 6. Lake Stevens uses	28,355 73,578 24,600 20,753 and below obtained and below obtained s 2017; has down an ADT-based Till rson trips; alutom ture pm peak hou rement project con a 3% admin. fee a TIF system. \$3 ased TIF system. \$3 ased TIF system. \$3 ased TIF system a evelopment incer based on person a based on person re based on person	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = natic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; Se + base rate + 3-y ,855 citywide; \$2 adjusted from IT htive in which the y units and perso trips; TIF Rate S son trips at \$5,38 to occupancy by tem; average - \$	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. atom. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property.	Kitsap County Pierce County ³³ Snohomish County ³⁴ Thurston County ³⁵ calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
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