

Transportation Impact Fee Rates, effective 01/01/2026

Land Use	Institute of Transportation Engineers (ITE) Land Use Code	Unit of Measure	Trip Rate Factors (ITE 12th Edition-based)	Impact Fees Rates Effective 01/01/2026 to 12/31/2026	Impact Fees Rates Effective 01/01/2027 to 12/31/2027 (3% Administrative Increase)*
Cost Per Trip End				\$8,185	\$8,430
Residential					
1 Single Family	210	dwelling	1.00	\$8,185	\$8,430
2 Single Family Attached Housing	215	dwelling	0.50	\$4,092	\$4,215
3 Multi-Family Low Rise (1-2 stories)	220	dwelling	0.52	\$4,256	\$4,384
4 Multi-Family Mid Rise - (3-10 stories)	221	dwelling	0.38	\$3,110	\$3,203
5 Multi-Family Mid Rise - Downtown/TOD	222	dwelling	0.19	\$1,555	\$1,602
6 Multi-Family High Rise (10+ stories)	222	dwelling	0.19	\$1,555	\$1,602
7 Senior Adult Housing - Multifamily	252	dwelling	0.25	\$2,046	\$2,108
Commercial - Services					
8 Walk-in Bank	911	sf/GFA	7.88	\$51.18	\$52.72
9 Hotel	310	room	0.47	\$3,847	\$3,962
10 Day Care Center	565	sf/GFA	6.02	\$39.08	\$40.25
11 Health/Fitness Club	492	sf/GFA	3.77	\$24.47	\$25.21
Commercial - Institutional					
12 Religious Institution	560	sf/GFA	0.43	\$3.52	\$3.62
13 Assisted Living	254	bed	0.24	\$1,964	\$2,023
14 Medical Clinic	630	sf/GFA	2.75	\$25.64	\$26.40
15 Hospital	610	sf/GFA	0.69	\$6.41	\$6.60
Commercial - Restaurant					
16 Fine Dining Restaurant	931	sf/GFA	4.54	\$34.56	\$35.60
17 Fast Casual Restaurant	930	sf/GFA	7.18	\$46.57	\$47.97
18 High-Turnover (Sit Down) Restaurant	932	sf/GFA	5.23	\$33.97	\$34.98
19 High Volume Fast-Food Restaurant	929	sf/GFA	29.22	\$189.64	\$195.33
20 Fast Food Restaurant without Window	933	sf/GFA	18.37	\$119.21	\$122.79
21 Fast Food Restaurant with Window	934	sf/GFA	14.22	\$92.30	\$95.07
Commercial - Retail Shopping					
22 Shopping Center (over 150k sf)	820	sf/GLA	2.31	\$17.64	\$18.17
23 Shopping Center (40k to150k sf)	821	sf/GLA	2.86	\$21.76	\$22.42
24 Strip Retail Plaza (under 40k sf)	822	sf/GLA	3.77	\$28.76	\$29.62
25 Mixed Use Retail	-	sf/GLA	3.77	\$24.50	\$25.23
26 Supermarket	850	sf/GFA	6.68	\$50.91	\$52.43
27 Pharmacy	880	sf/GFA	4.00	\$25.96	\$26.74
28 Automobile Sales	840	sf/GFA	1.83	\$17.06	\$17.57
Commercial - Office					
29 Office	710	sf/GFA	1.06	\$9.89	\$10.19
30 Downtown Office	710	sf/GFA	0.78	\$7.29	\$7.51
31 TOD Office	710	sf/GFA	0.78	\$7.29	\$7.51
32 Medical/ Dental Office	720	sf/GFA	2.57	\$23.89	\$24.61
Industrial					
33 Manufacturing	110	sf/GFA	0.49	\$4.56	\$4.70
34 Mini-Warehouse	151	sf/GFA	0.14	\$1.30	\$1.34

*As approved by City Council (Ord. No. 6888) Transportation Impact Fee Rates will automatically increase by 3% each January 1st, unless an alternate adjustment is approved by the City Council.

Notes:

- The Impact Fee Rates charged are based on the current fees in effect at the time of building permit issuance. (Exception per BCC 22.19.030.B)
- The Current Trip Rates include adjustments for Pass-By Trips and Trip Length.
- sf/GFA = square feet Gross Floor Area
- sf/GLA = square feet Gross Leasable Area
- For uses with Unit of Measure given in sf, trip rate is given as trips per 1,000 sf
- TOD = Transit-Oriented Development
- Mixed Use Retail= See Appendix C of the 2025 Transportation Impact Fee Report Update for full description.