

Transportation Impact Fee Rates, effective 01/01/2025

Land Use	Institute of Traffic Engineers (ITE) Land Use Code	Unit of Measure	Trip Rate Factors (ITE 11th Edition-based)	Impact Fees Rates Effective 01/01/2025 to 12/31/2025	Impact Fees Rates Effective 01/01/2026 to 12/31/2026 (3% Administrative Increase)*
Cost Per Trip End				\$7,946	\$8,185
Residential					
1 Single Family	210	dwelling	1.00	\$7,946	\$8,185
2 Single Family Attached Housing	215	dwelling	0.57	\$4,529	\$4,665
3 Multi-Family Low Rise (1-2 stories)	220	dwelling	0.51	\$4,053	\$4,174
4 Multi-Family Mid Rise - (3-10 stories)	221	dwelling	0.39	\$3,099	\$3,192
5 Multi-Family Mid Rise - Downtown/TOD	222	dwelling	0.19	\$1,510	\$1,555
6 Multi-Family High Rise (10+ stories)	222	dwelling	0.19	\$1,510	\$1,555
7 Senior Adult Housing - Multifamily	252	dwelling	0.25	\$1,987	\$2,046
Commercial - Services					
8 Walk-in Bank	911	sf/GFA	7.88	\$49.69	\$51.18
9 Hotel	310	room	0.59	\$4,688	\$4,829
10 Day Care Center	565	sf/GFA	8.34	\$52.56	\$54.14
11 Health/Fitness Club	492	sf/GFA	3.45	\$21.74	\$22.39
Commercial - Institutional					
12 Religious Institution	560	sf/GFA	0.49	\$3.89	\$4.01
13 Assisted Living	254	bed	0.24	\$1,907	\$1,964
14 Medical Clinic	630	sf/GFA	2.77	\$25.02	\$25.77
15 Hospital	610	sf/GFA	0.69	\$6.22	\$6.41
Commercial - Restaurant					
16 Fine Dining Restaurant	931	sf/GFA	4.37	\$32.32	\$33.28
17 Fast Casual Restaurant	930	sf/GFA	6.28	\$39.55	\$40.73
18 Fast Food Restaurant without Window	933	sf/GFA	16.61	\$104.65	\$107.79
19 Fast Food Restaurant with Window	934	sf/GFA	14.86	\$93.67	\$96.48
Commercial - Retail Shopping					
20 Shopping Center (over 150k sf)	820	sf/GLA	2.41	\$17.86	\$18.39
21 Shopping Center (40k to 150k sf)	821	sf/GLA	3.11	\$23.04	\$23.73
22 Strip Retail Plaza (under 40k sf)	822	sf/GLA	3.95	\$29.25	\$30.13
23 Supermarket	850	sf/GFA	6.27	\$46.39	\$47.78
24 Pharmacy	880	sf/GFA	4.00	\$25.21	\$25.96
25 Automobile Sales	840	sf/GFA	1.94	\$17.51	\$18.03
Commercial - Office					
26 Office	710	sf/GFA	1.04	\$9.36	\$9.64
27 Downtown Office	710	sf/GFA	0.78	\$7.08	\$7.29
28 TOD Office	710	sf/GFA	0.78	\$7.08	\$7.29
29 Medical/ Dental Office	720	sf/GFA	2.95	\$26.65	\$27.45
Industrial					
30 Manufacturing	110	sf/GFA	0.74	\$6.69	\$6.89
31 Mini-Warehouse	151	sf/GFA	0.15	\$1.36	\$1.40

*As approved by City Council (Ord. No. 6715) 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