



PARKS AND FIRE IMPACT FEES

Tukwila has adopted fire, parks, traffic and pavement mitigation impact fees on new development activity as a method of financing for public facilities. Impact fees are used to help pay for capital facilities for fire protection and for city-wide parks and open space necessitated by new development; these capital facilities will maintain the adopted fire and parks levels of service goals for new development expected through 2020. These fees are a way for “growth to pay for growth.” Additionally, the City contributes to the selected fire and parks capital facilities from the General Fund.

A discussion of the fire and parks impact fee calculations follows. For information on pavement mitigation and traffic impact fees see Public Works Customer Assistance Bulletin A3.

FIRE IMPACT FEES

Fire Impact Fees were adopted by Ordinance 2219, effective January 1, 2009. Fire impact fees shall be assessed at the time of a technically-complete building permit application for new development (new commercial square footage and/or new residential dwellings) that complies with the City’s zoning ordinances and building and development codes. Fire impact fees shall be collected from the fee payer at the time the building permit is issued. Except if otherwise exempt, the City shall not issue the required building permit unless or until the fire impact fees are paid. Exemptions generally include alteration, reconstruction, remodeling, or replacement of a structure with a new structure, details are found in Ordinance 2219.

FIRE IMPACT FEE CALCULATIONS

Land Use	Impact Fee	
	Per Residential Unit	Per 1,000 Sq. Ft. GFA
Single family	\$922	
Multi-family	\$1,200	
Office		\$1,624
Retail		\$580
Industrial		\$127

PARKS IMPACT FEES

Park Impact Fees were adopted by Ordinance 2220, effective January 1, 2009. Parks impact fees shall be assessed at the time of a technically-complete building permit application for new development (new commercial square footage and/or new residential dwellings) that complies with the City’s zoning ordinances and building and development

codes. Parks impact fees shall be collected from the fee payer at the time the building permit is issued. Except if otherwise exempt, the City shall not issue the required building permit unless or until the parks impact fees are paid. Exemptions generally include alteration, reconstruction, remodeling, or replacement of a structure with a new structure, details are found in Ordinance 2220.

PARKS IMPACT FEE CALCULATIONS

Land Use	Impact Fee	
	Per Residential Unit	Per 1,000 Sq. Ft. GFA
Single family	\$1,426	
Multi-family	\$1,398	
Office		\$837
Retail		\$419
Industrial		\$262