

City of Newcastle

Consolidated Fee Schedule

Effective January 1, 2018

Land Use Permits - Schedule 1



In addition to the application fee, which is non-refundable, the applicant shall reimburse the City at a rate of \$150.00 for staff time. The applicant shall also reimburse the City for costs of consultants hired by the City to review and inspect the applicant's proposal when the City is unable to do so with existing in-house staff. These professional services may include, but are not limited to: survey, civil engineering, traffic engineering, legal, planning, hearing examiner, environmental review, financial, accounting, soils, mechanical and structural engineering, and other agencies. A deposit is required at the time of application to use to reimburse the City for these charges. Deposit amount is determined on a case by case basis.

| Fee Description | 2018 Fee | Deposit |
|---|---|---------|
| Accessory Dwelling Unit | \$160 | yes |
| Annexation | No Fee | |
| Appeals Administrative | \$375 | yes |
| Appeals to Hearing Examiner | \$375 | yes |
| Appeals to City Council | \$375 | yes |
| Binding Site Plan | \$2,755 | yes |
| Boundary Line Adjustment | \$375 | yes |
| Code Interpretation | \$375 | |
| Comprehensive Plan Amendment | \$1,255 | yes |
| Conditional Use Permit | \$2,755 | yes |
| Development Agreement | \$1,155 | yes |
| Engineering Review Permit/Inspections (not plats) | \$880 | yes |
| Essential Public Facilities | \$2,755 | yes |
| Home Occupation - Permit Type II | \$190 | yes |
| Legal Lot Status | \$490 | yes |
| Miscellaneous Administrative Decision | \$375 | |
| Mobile Home Park Application | \$3,755 | yes |
| Multi-Family Tax Exemption (see note 6) | \$1,290 + King County Assessor Cost | yes |
| Planned Unit Development (under PUD ordinance) | | |
| Preliminary, Under 100 lots | \$3,754 plus \$130 per lot | yes |
| Preliminary, Over 100 lots | \$6,252 plus \$130 | yes |
| Final | \$1,255 | yes |
| Pre-Application | \$375 | yes |
| Reasonable Use Exception | \$375 | yes |
| Residential Condominium Building Site Plan | \$2,755 | yes |
| Critical Area Decision | \$375 | yes |
| SEPA: | | |
| Checklist | \$1,130 | yes |
| MDNS | Actual Costs | yes |
| EIS filing fee (see note 4) | \$1,890 filing fee | yes |
| Short Plat Applications: | | |
| Preliminary | \$2,755 | yes |
| Final | \$252 plus \$30 per lot | yes |
| Engineering Review/Inspection | \$640 plus costs (see note 5) | yes |
| Alteration | \$375 | |
| Vacation | \$375 | |
| Sign Permits - Temporary (less than 30 days) | \$60 | no |
| Sign Permits - Permanent (incl. building review) | \$120 min. 16% of Value to Max of \$1,175 | no |

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In addition to the application fee, which is non-refundable, the applicant shall reimburse the City at a rate of \$150.00 for staff time. The applicant shall also reimburse the City for costs of consultants hired by the City to review and inspect the applicant's proposal when the City is unable to do so with existing in-house staff. These professional services may include, but are not limited to: survey, civil engineering, traffic engineering, legal, planning, hearing examiner, environmental review, financial, accounting, soils, mechanical and structural engineering, and other agencies. A deposit is required at the time of application to use to reimburse the City for these charges. Deposit amount is determined on a case by case basis.

| Fee Description | 2018 Fee | Deposit |
|--|---------------------------------------|---------|
| Site Plan Review | \$2,755 | yes |
| Special Use Permit | \$2,755 | yes |
| Subdivision Applications: | | |
| Preliminary Plat, Under 100 lots | \$3,650 plus \$250 per lot plus costs | yes |
| Preliminary Plat, Over 100 lots | \$4,855 plus \$185 per lot plus costs | yes |
| Engineering Review/ Major Revision | \$1,130 | yes |
| Major Modification (of approved Prelim Plat) | \$1,260 | yes |
| Extension | \$375 | |
| Alteration | \$375 | |
| Vacation | \$375 | |
| Final Plat | \$2,755 plus \$185 per lot | yes |
| Temporary Use Permit | \$375 | yes |
| Variance - Major | \$2,755 | yes |
| Variance - Minor (Director's Decision) | \$375 | yes |
| Wireless Communication Facility | \$2,755 | yes |
| Zoning Determination | \$160 | yes |
| Zoning Map Amendment, Rezone | \$7,510 | yes |
| Zoning Text Amendment | \$1,575 | yes |

Notes to Schedule 1

- 1) If a permit category is not listed, the City Manager or his/her designee shall determine the fee schedule for that category subject to City Council approval.
- 2) In the event of unique or unusual circumstances or economic hardship, the City Manager may waive or reduce a fee. The City Manager will notify the full City Council of any waivers or reductions, and will rescind any charges deemed inappropriate by the City Council.
- 3) This fee schedule does not include mitigation fees such as road, school, or fees in-lieu-of open space which may be required for subdivisions or multifamily developments.
- 4) All fees are due and payable at time of application, except those fees which are actual costs of service. For "cost of service" fees, except EIS preparation and review, a 50% deposit of estimated costs is required at time of application. For EIS preparation and review, a 100% deposit of estimated costs is required at time of issuance of Threshold Determination. All fees are due and payable at time of issuing final permit. For site engineering/inspection, a final bill will be adjusted based on actual engineering and inspection costs.
- 5) Short Plat Construction Engineering/Inspection: The initial fee is non-refundable. Actual costs will be collected prior to Final Plat approval.
- 6) "King County Assessor costs" - the applicant shall provide a fee in the amount estimated by the Assessor's Office to cover the costs of administering the exemption. The City will remit the fee in accordance with NMC 3.60.050 and RCW 84.14.080 to King County or back to the applicant if the proposal is denied. If the application is denied, the City portion will not be remitted to the applicant.

City of Newcastle
Consolidated Fee Schedule

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Clearing and Grading - Schedule 2

| Fee Description | 2018 Fee |
|---|---|
| Grading Plan Review Fees: | |
| 50 cubic yards or less | No Fee |
| 51 to 100 cubic yards (40m to 76.5m) | \$30 |
| 101 to 1,000 cubic yards (77.2m to 764.6m) | \$40 |
| 1,001 to 10,000 cubic yards (765.3m to 7645.5m) | \$60 |
| 10,001 to 100,000 cubic yards (7646.3m to 76,455m) | \$60 for first 10,000 cubic yards, plus \$30 each additional 10,000 cubic yards or fraction thereof. |
| 100,001 to 200,000 cubic yards (76456m to 152911m) | \$300 for first 10,000 cubic yards, plus \$15 each additional 10,000 cubic yards or fraction thereof. |
| 200,001 cubic yards (152912m) or more | \$445 for first 10,000 cubic yards, plus \$10 each additional 10,000 cubic yards or fraction thereof. |
| Addn'l plan review req'd by changes, adds or revisions to approved plans (minimum charge - one-half hour) | \$150 |
| Grading Permit Fees: | |
| 50 cubic yards (38.2m) or less | \$25 |
| 51 to 100 cubic yards (40m to 76.5m) | \$45 |
| 101 to 1,000 cubic yards (77.2m to 764.6m) | \$45 for the first 100 cubic yards, plus \$20 each additional cubic yard or fraction thereof. |
| 1,001 to 10,000 cubic yards (765.3m to 7645.5m) | \$220 for the 1,000 cubic yards, plus \$15 each additional cubic yard or fraction thereof. |
| 10,001 to 100,000 cubic yards (7646.3m to 76,455m) | \$360 for the first 10,000 cubic yards, plus \$75 each additional 10,000 cubic yard or fraction thereof. |
| 100,001 cubic yards (76,456m) or more | \$1020 for the first 100,000 cubic yards, plus \$40 each additional 10,000 cubic yards or fraction thereof. |
| Inspections outside of normal business hrs.-minimum charge - two hrs. | \$115 |
| Reinspection fees assessed under provisions of Section 108.8 | \$115 |
| Inspections for which no fee is indicated (minimum charge-one-half hr.) | \$115 |

City of Newcastle
Consolidated Fee Schedule

Effective January 1, 2018



Building Division Fees - Schedule 3

| Fee Description | 2018 Fee |
|---|---|
| A) Building Permits | |
| Total Valuation: | |
| \$1.00 to \$500.00 | \$40.00 |
| \$501.00 to \$2,000.00 | \$40 1st \$500, \$5 each additional \$100 or fraction thereof. |
| \$2,001 to \$25,000 | \$125 1st \$2,000, \$25 each additional \$1,000 or fraction thereof. |
| \$25,001 to \$50,000 | \$705 1st \$25,000, \$17 each additional \$1,000 or fraction thereof. |
| \$50,001.00 to \$100,000.00 | \$1,165 1st \$50,000, \$11 each additional \$1,000 or fraction thereof. |
| \$100,001.00 to \$500,000.00 | \$1,790 1st \$100,000, \$9 each additional \$1,000 or fraction thereof. |
| \$500,001.00 to \$1,000,000.00 | \$5,830 1st \$500,000, \$8 each additional \$1,000 or fraction thereof. |
| \$1,000,001.00 and up | \$1,010 1st \$1,000,000, \$6 each additional \$1,000 or fraction thereof. |
| Other Inspections and Fees: | |
| Re-roofs - residential | \$225.00 |
| Re-roofs - commercial | Fee is based on project valuation. |
| Solar Panels with Review | \$540.00 |
| Solar Panels over the counter | \$435.00 |
| Inspections outside of normal business hours (min. charge - two hrs.) | \$115per hour (or cost) whichever is greater. |
| Reinspection fees | \$115 per hour (or cost) whichever is greater. |
| Inspections for which no fee is specifically indicated (minimum charge - one-half | \$115 per hour (or cost) whichever is greater. |
| Additional plan review required by changes, additions, or revisions (min.charge - | \$115 per hour (or cost) whichever is greater. |
| For use of outside consultants for plan checking and inspections, or both | Actual costs including administrative and overhead costs. |

Notes to Schedule 3:

Plan Review Fee is paid at application. The cost for Plan Review is 65% of the Building Permit Fee. This fee covers initial review plus one re-check. Additional reviews incur an hourly charge.

Valuation is determined by the most current version of the International Code Council Building Valuation table plus a state/regional modifier as determined by Marshall & Swift valuation service. An additional line item is added: U Utility, carports and decks, with the cost being 50% of the U Utility, miscellaneous cost.

City of Newcastle
Consolidated Fee Schedule

Effective January 1, 2018



Building Division Fees - Schedule 3

| Fee Description | 2018 Fee |
|--|---|
| E) Miscellaneous Fees | |
| Hourly rate for miscellaneous inspections - per hour | \$115.00 |
| Hourly rate for miscellaneous plans checks not listed below - per hour | \$115.00 |
| Hourly rate for permit specialist - per hour | \$70.00 |
| Overtime charges: | |
| Plans checker - per hour | 1 1/2 times |
| Inspector - per hour | 1 1/2 times |
| Permit specialist - per hour | 1 1/2 times |
| Hourly fees for contracted services | Will be according to contract rate |
| Pre-application fees for preliminary review and evaluation | \$375 |
| Demolition Permit | \$115.00 |
| Mobile home location inspection | \$85.00 |
| House Moving: | |
| Class I and II Moving Permit | \$105 |
| Inspection Fee | \$75 (plus \$107 per hr after 1st hr. & .82 per mile if building moved into City is outside City. |
| Class III and IV Moving Permit | \$90.00 |
| Minimum Housing Inspection Fee | \$80.00 |
| Special Inspections: | |
| Fire or flood damage | \$80.00 |
| Mini Day Care | \$80.00 |
| Nursing homes, hospitals, et. al. | \$80 (plus \$107 per hour after the first hour |
| Special Occupancies | \$80.00 |
| Excess inspections created by contractor for a given inspection - per inspection | \$115.00 |
| Condominium conversion plans review fee | |
| 1-30 units | \$435.00 |
| 31-99 units | \$650.00 |
| 100 or more units | \$865.00 |
| Air Supported Structures | |
| Plans check fee | \$100.00 |
| Building permit fee | \$15.00 |
| State Building Code | \$4.50 |
| Multi-family projects | \$4.50 first living unit, \$2.00 each additional unit |

City of Newcastle
Consolidated Fee Schedule
 Effective January 1, 2018



Building Division Fees - Schedule 3

| Fee Description | 2018 Fee |
|--|---------------------------------|
| B) Energy Code Fees | |
| Single Family | \$110.00 |
| Residential Remodel/Addition | \$80.00 |
| Multi-Family - Per Building | \$180.00 |
| New Commercial Building | \$180.00 |
| Tenant Improvement | \$80.00 |
| (0 to 1,500 sq. feet) | \$25.00 |
| (1,501 to 3,000 sq. feet) | \$50.00 |
| (3,001 to 10,000 sq. feet) | \$110.00 |
| (10,001 to 25,000 sq. feet) | \$160.00 |
| (25,001 sq. feet or over) | \$215.00 |
| C) Fire Code Fees | |
| Explosives/Blasting | \$270 + Costs + fire review fee |
| Operational Permit Fee | \$115.00 |
| All other fire code fees are listed on the attached fee schedule entitled "Contract Cities 2018 Fee Schedule for Fire Protection Permits." | |

City of Newcastle
Consolidated Fee Schedule
 Effective January 1, 2018



Building Division Fees - Schedule 3

| Fee Description | 2018 Fee |
|--|---|
| D) Mechanical Code Permit Fees | |
| For the issuance of a permit | \$40.00 |
| Furnace: | |
| <= 100,000 Btu/h | \$25.00 |
| > 100,000 Btu/h | \$30.00 |
| For installation or relocation of each floor furnace, including vent | \$25.00 |
| For install or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater | \$25.00 |
| Appliance Vents: | |
| For install., relocation or replace. of each appliance vent installed & not included in an appliance permit | \$15.00 |
| Repairs or Additions: | |
| heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code, including a/c & heat pumps | \$25.00 |
| Boilers, Compressors, & Absorption Systems: | |
| < = 100,000 BTU (3 hp) | \$25.00 |
| over 100,000 - 500,000 BTU (15 hp) | \$45.00 |
| over 500,000 - 1,000,000 BTU (30 hp) | \$70.00 |
| over 1,000,000 - 1,750,000 BTU (50 hp) | \$100.00 |
| over 1,750,000 BTU | \$165.00 |
| Air Handlers: | |
| For each air-handling unit up to and incl. 10,000 cubic ft per min. including ducts attached thereto | \$20.00 |
| For each air-handling unit exceeding 10,000 cfm | \$30.00 |
| Evaporative Coolers: | |
| For each evaporative cooler other than portable type | \$20.00 |
| Ventilation and Exhaust: | |
| For each ventilation fan connected to a single duct | \$15.00 |
| For each ventilation system which is not a portion of heating or air-conditioning sys. auth.by a permit | \$15.00 |
| For the installation of each hood which is served by mechanical exhaust, include. ducts for each hood | \$20.00 |
| Incinerators: | |
| For installation or relocation of each domestic-type incinerator | \$30.00 |
| For installation or relocation of each commercial or industrial type incinerator | \$25.00 |
| Miscellaneous (Mechanical): | |
| For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the code | \$20.00 |
| For each gas-piping system of one to four outlets | \$10.00 |
| For each gas-piping system, additional outlets over four, each | \$2.00 |
| For each hazardous process piping system (HPP) of one to four outlets | \$10.00 |
| For each piping system of five or more outlets, per outlet | \$2.00 |
| For each non hazardous process piping system (NPP) of one to four outlets | \$5.00 |
| For each piping system of five or more outlets, per outlet | \$2.00 |
| Other Inspections and Fees: | |
| Inspections outside of normal business hours, per hour | 1.5 the normal rate of \$115.00 |
| Reinspection fees | \$115.00 |
| Inspection for which no fee is specifically indicated, per hr. (min.charge - one-half hrs.) | \$115.00 |
| Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge - one-half hour) | \$115.00 |
| For use of outside consultants for plan checking and inspections, or both | Actual Costs incl. admin and overhead costs |

City of Newcastle
Consolidated Fee Schedule

Effective January 1, 2018



Building Division Fees - Schedule 3

| Fee Description | 2018 Fee |
|--|--|
| F) Plumbing Code Fees | |
| For issuing each permit | \$40.00 |
| Unit Fee Schedule: | |
| For each plumbing fixture on one trap or set of fixtures on one trap (include. drainage piping & backflow protection therefor) | \$15.00 |
| For each building sewer and each trailer park sewer | \$30.00 |
| Rainwater systems-per drain (inside building) | \$15.00 |
| For each private sewage disposal system | \$75.00 |
| For each water heater and/or vent | \$15.00 |
| For each gas piping system of one to five outlets | \$10.00 |
| For each additional gas piping system outlet, per outlet | \$2.00 |
| For each industrial waste pretreatment interceptor including its trap and vent, except kitchen - type grease intercept | \$15.00 |
| For each installation, alteration repair of water piping and/or water treating equipment | \$15.00 |
| For each repair or alteration of drainage or vent piping, each fixture | \$15.00 |
| For each lawn sprinkler system on any one meter including backflow protection devices | \$15.00 |
| For atmospheric - type vacuum breakers not included in item 12: | |
| 1 to 5 | \$10.00 |
| over 5, each | \$5.00 |
| Vacuum breakers: | |
| 2 inch (51mm) diameter and smaller | \$15.00 |
| over 2 inch (51mm) diameter | \$30.00 |
| For each graywater system | \$75.00 |
| For initial installation and testing for a reclaimed water system | \$80.00 |
| For each annual cross connection testing of a reclaimed water system (excluding initial test) | \$80.00 |
| For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas | \$90.00 |
| For each medical gas inlet(s)/outlet(s) | \$10.00 |
| Other Inspections and Fees: | |
| Inspections outside normal business hours | \$115.00 |
| Reinspection fee | \$115.00 |
| Inspections for which no fee is specifically indicated | \$115.00 |
| Plan review required by changes or revisions to approved plans (min. charge - 1/2 hour) | \$115.00 |
| For use of outside consultants for plan checking and inspections, or both | Actual Costs incl. admin and overhead costs. |

City of Newcastle
Consolidated Fee Schedule
Effective January 1, 2018



Public Works Fees - Schedule 4

| Fee Description | 2018 Fee |
|---|------------|
| General Inspection Fee (for inspections not listed) | \$150.00 |
| Right-of-Way Use Permit | \$215.00 |
| Right-of-Way Vacation | \$1,090.00 |
| Storm Water Review Fee | \$710.00 |
| Work in Street Right-of-Way Permit | \$870.00 |

City of Newcastle
Consolidated Fee Schedule
Surface Water Management Fee Rate Table



Effective January 1, 2018

Surface Water Management Rate Table - Schedule 5

| Rate Category | Rate Description | Percent Impervious Surface | Basis | 2018 Fee |
|---------------|--|----------------------------|--------|------------|
| 1 | Residential (Single Family) | Varies | Parcel | \$202.79 |
| | Commercial: | | | |
| 2 | Category 1 Very Light | ≤ 10% | Parcel | \$242.44 |
| 3 | Category 2 Light | > 10% and ≤ 20% | Acre | \$487.00 |
| 4 | Moderate | > 20% and ≤ 45% | Acre | \$1,220.05 |
| 5 | Moderately Heavy | > 45% and ≤ 65% | Acre | \$2,101.00 |
| 6 | Heavy | > 65% and ≤ 85% | Acre | \$2,586.35 |
| 7 | Very Heavy | > 85% | Acre | \$3,256.78 |
| 8 | Minimum Rate | | Acre | \$202.79 |
| 9 | Discounted Light Rate | | Acre | \$202.79 |
| 10 | Discounted Residential & Very Light Rate | | Acre | \$102.66 |

Surface Water Management Rate Table is approved by City Council per SWM Fee resolution approved October 3, 2017

City of Newcastle
Consolidated Fee Schedule

Effective January 1, 2018



2018 Parks Shelter Fees - Schedule 6

| Description | 1/2 Day Rental Monday -Thursday | 1/2 Day Rental Friday - Sunday & Holidays | Full Day Rental |
|--------------------|--|--|------------------------|
| Resident | \$95 | \$130 | \$260 |
| Non-Resident | \$185 | \$260 | \$515 |

City of Newcastle
Consolidated Fee Schedule

Effective January 1, 2018



Administrative Fees - Schedule 7

| Fee Description | 2018 Fee |
|--|--|
| Business License | \$31.00 (Plus State Fees) |
| Pet License - Juvenile (under six months of age) | \$15.00 |
| Pet License - Altered | \$30.00 |
| Pet License - Unaltered | \$60.00 |
| Pet License - Senior (owner 65 years of age or older, pet altered) | \$15.00 |
| Pet License - Disabled (Proof of disability application, pet altered) | \$1.00 |
| Pet License - Service Animal (statement required) | \$0.00 |
| Notary Services | \$10.00 per notarial act |
| Administrative Fee for Processing of School Impact Fee Revenue | \$80.00 per school impact fee assessment |
| Solicitor's Permit - First Time Per Year | \$37.00 (includes \$12 for background check) |
| Solicitor's Permit - Renewal | \$25 |
| Passport Processing Fee | \$25 execution fee |
| Paper Copies in Excess of 50 Pages: | \$0.15 per page |
| Scanned Documents in Excess of 100 pages | \$0.10 per page scanned into electronic format |
| Electronic Files Provided by Electronic Delivery in Excess of 40 Files | \$0.05 for every four files |
| Postage for Transmitting Paper Copies | Actual Cost |
| Storage Media for Electronic Files | Actual Cost |
| Returned Checks (NSF) | \$25.00 |

An agreement containing an alternative fee arrangement may be required for voluminous or frequently occurring public records requests.

Actual costs will be charged for providing customized access services for public records such as information technology expertise.

Transportation Impact Fee Rate Worksheet - Residential

| | | | | Impact Fee Per Trip Rate = \$6,475 | | |
|------------------|-----------------------|------------------------------------|----------------------------|------------------------------------|------------------------------------|--|
| Land Use Group | ITE Code ¹ | ITE Land Use Category ¹ | ITE Trip Rate ² | % Pass By Trips ³ | Net New Trips per Development Unit | Impact Fee per Development Unit ⁴ |
| Dwelling | 210 | Single Family Detached Housing | 1.00 | 0% | 1.00 | \$6,475 per DU |
| Dwelling | 220 | Apartment | 0.62 | 0% | 0.62 | \$4,015 per DU |
| Dwelling | 231 | Low-Rise Condo/Townhome | 0.78 | 0% | 0.78 | \$5,051 per DU |
| Dwelling | 240 | Mobile Home Park | 0.59 | 0% | 0.59 | \$3,820 per DU |
| Dwelling - Group | 251 | Senior Housing Detached | 0.27 | 0% | 0.27 | \$1,748 per DU |
| Dwelling - Group | 252 | Senior Housing Attached | 0.25 | 0% | 0.25 | \$1,619 per DU |
| Dwelling - Group | 253 | Congregate Care Facility | 0.17 | 0% | 0.17 | \$1,101 per DU |
| Dwelling - Group | 254 ⁵ | Assisted Living (limited data) | 0.22 | 0% | 0.22 | \$1,425 per Bed |
| Dwelling - Group | 620 ⁵ | Nursing Home | 0.22 | 0% | 0.22 | \$1,425 per Bed |

¹ Institute of Transportation Engineers, Trip Generation Manual (9th Edition).

² Trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (4 -6 pm). Note Sq. Ft. rate expressed per 1000 SF

³ Average Pass-by Rates, per Trip Generation Manual (9th Edition) User's Guide and Handbook; an ITE Recommended Practice. 2012. Additional Pass-by rate adjusted based on local conditions and engineering judgment.

⁴ DU = Dwelling Unit

⁵ ITE Code 254 and 620 are not subject to Non-Motorized Fee

Transportation Impact Fee Rate Worksheet - Non-Residential

| Land Use Group | ITE Code ¹ | ITE Land Use Category ¹ | ITE Trip Rate ² | Impact Fee Per Trip Rate = \$6,475 | | |
|---------------------|-----------------------|---|----------------------------|------------------------------------|------------------------------------|--|
| | | | | % Pass By Trips ³ | Net New Trips per Development Unit | Impact Fee per Development Unit ⁴ |
| Education | 520 | Public Elementary School | 1.21 | 0% | 1.210 | \$7.83 per SF |
| Education | 522 | Public Middle/Junior High School | 1.19 | 0% | 1.190 | \$7.71 per SF |
| Education | 530 | Public High School | 0.97 | 0% | 0.970 | \$6.28 per SF |
| Education | 534 | Private School K-8 (limited data) | 3.27 | 0% | 3.270 | \$21.17 per SF |
| Education | 536 | Private School K-12 (limited data) | 2.75 | 0% | 2.750 | \$17.81 per SF |
| Industrial | 110 | General Light Industrial | 0.97 | 0% | 0.970 | \$6.28 per SF |
| Industrial | 130 | Industrial Park | 0.85 | 0% | 0.850 | \$5.50 per SF |
| Industrial | 140 | Manufacturing | 0.73 | 0% | 0.730 | \$4.73 per SF |
| Medical | 610 | Hospital | 0.93 | 0% | 0.930 | \$6.02 per SF |
| Medical | 630 | Clinic (limited data) | 5.18 | 0% | 5.180 | \$33.54 per SF |
| Medical | 720 | Medical/Dental Office | 3.57 | 0% | 3.570 | \$23.12 per SF |
| Office | 710 | General Office | 1.49 | 0% | 1.490 | \$9.65 per SF |
| Office | 715 | Single Tenant Office | 1.74 | 0% | 1.740 | \$11.27 per SF |
| Office | 750 | Office Park | 1.48 | 0% | 1.480 | \$9.58 per SF |
| Park and Ride | 090 | Park and Ride with Bus Service | 0.62 | 0% | 0.620 | \$4,015 per Space |
| Recreation | 420 | Marina (limited data) | 0.19 | 25% | 0.143 | \$923 per Slip |
| Recreation | 430 | Golf Course | 0.30 | 25% | 0.225 | \$1,457 per Acre |
| Recreation | 441 | Live Theater (limited data) | 0.02 | 25% | 0.015 | \$0.10 per SF |
| Recreation | 491 | Racquet/Tennis Club | 0.84 | 25% | 0.630 | \$4.08 per SF |
| Recreation | 492 | Health Fitness Club | 3.53 | 25% | 2.648 | \$17.14 per SF |
| Recreation | 495 | Recreational Community Center | 2.74 | 25% | 2.055 | \$13.31 per SF |
| Retail - Automotive | 853 | Convenience Market w/Gas Pumps | 19.07 | 66% | 6.484 | \$41,983 per VSP |
| Retail - Automotive | 941 | Quick Lubrication Vehicle Shop | 5.19 | 42% | 3.010 | \$19,491 per VSP |
| Retail - Automotive | 944 | Gasoline/Service Station | 13.87 | 42% | 8.045 | \$52,089 per VSP |
| Retail - Automotive | 945 | Gas Station w/Convenience Market | 13.51 | 56% | 5.944 | \$38,490 per VSP |
| Retail - Automotive | 946 | Gas Station w/Convenience Market and Car Wash | 13.86 | 42% | 8.039 | \$52,051 per VSP |
| Retail - Automotive | 947 | Self Serve Car Wash | 5.54 | 42% | 3.213 | \$20,805 per VSP |
| Retail - Large | 445 | Multiplex Movie Theater | 4.91 | 34% | 3.241 | \$20.98 per SF |
| Retail - Large | 814 | Variety Store | 6.82 | 34% | 4.501 | \$29.15 per SF |
| Retail - Large | 815 | Free Standing Discount Store | 4.98 | 17% | 4.133 | \$26.76 per SF |
| Retail - Large | 850 | Supermarket | 9.48 | 36% | 6.067 | \$39.29 per SF |
| Retail - Large | 854 | Discount Supermarket | 8.34 | 23% | 6.422 | \$41.58 per SF |
| Retail - Large | 862 | Home Improvement Super Store | 2.33 | 48% | 1.212 | \$7.85 per SF |
| Retail - Large | 863 | Electronics Super Store | 4.50 | 40% | 2.700 | \$17.48 per SF |
| Retail - Large | 867 | Office Supply Super Store | 3.40 | 48% | 1.768 | \$11.45 per SF |
| Retail - Regional | 813 | Free Standing Discount Superstore | 4.35 | 34% | 2.871 | \$18.59 per SF |
| Retail - Regional | 820 | Shopping Center < 1 Million Sq Ft | 3.71 | 34% | 2.449 | \$15.85 per SF |
| Retail - Regional | 861 | Sporting Goods Superstore | 1.84 | 34% | 1.214 | \$7.86 per SF |
| Retail - Small | 590 | Library | 7.30 | 0% | 7.300 | \$47.27 per SF |
| Retail - Small | 816 | Hardware/Paint Store | 4.84 | 43% | 2.759 | \$17.86 per SF |
| Retail - Small | 848 | Tire Store | 4.15 | 28% | 2.988 | \$19.35 per SF |
| Retail - Small | 849 | Tire Superstore | 2.11 | 28% | 1.519 | \$9.84 per SF |
| Retail - Small | 851 | Convenience Market | 52.41 | 61% | 20.440 | \$132.35 per SF |
| Retail - Small | 880 | Pharmacy/Drug Store w/o Drive Thru | 8.40 | 49% | 4.284 | \$27.74 per SF |
| Retail - Small | 881 | Pharmacy/Drug Store w/Drive Thru | 9.91 | 53% | 4.658 | \$30.16 per SF |
| Retail - Small | 896 | DVD/Video Rental Store | 13.60 | 49% | 6.936 | \$44.91 per SF |
| Retail - Small | 911 | Walk In Bank (limited data) | 12.13 | 47% | 6.429 | \$41.63 per SF |
| Retail - Small | 912 | Drive-In Bank | 24.30 | 47% | 12.879 | \$83.39 per SF |
| Retail - Small | 931 | Quality Restaurant | 7.49 | 44% | 4.194 | \$27.16 per SF |
| Retail - Small | 932 | High Turnover Restaurant | 9.85 | 43% | 5.615 | \$36.35 per SF |
| Retail - Small | 933 | Fast Food w/o Drive Thru | 26.15 | 49% | 13.337 | \$86.35 per SF |
| Retail - Small | 934 | Fast Food w/Drive Thru | 32.65 | 50% | 16.325 | \$105.70 per SF |
| Retail - Small | 936 | Coffee/Donut Shop w/o Drive Thru | 40.75 | 44% | 22.820 | \$147.76 per SF |
| Retail - Small | 942 | Automobile Care Center | 3.11 | 28% | 2.239 | \$14.50 per SF |
| Services | 151 | Mini Warehouse | 0.26 | 0% | 0.260 | \$1.68 per SF |
| Services | 310 | Hotel | 0.60 | 0% | 0.600 | \$3.89 per SF |
| Services | 320 | Motel | 0.47 | 0% | 0.470 | \$3.04 per SF |
| Services | 560 | Church | 0.55 | 0% | 0.550 | \$3.56 per SF |
| Services | 565 | Day Care Center | 12.34 | 75% | 3.085 | \$19.98 per SF |
| Services | 732 | US Post Office | 11.22 | 47% | 5.947 | \$38.50 per SF |

¹ Institute of Transportation Engineers, [Trip Generation Manual \(9th Edition\)](#).

² Trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (4 -6 pm). Note Sq. Ft. rate expressed per 1000 SF

³ Average Pass-by Rates, per [Trip Generation Manual \(9th Edition\) User's Guide and Handbook](#); an ITE Recommended Practice. 2012. Additional Pass-by rate adjusted based on local conditions and engineering judgment.

⁴ SF = Square Feet, VSP = Vehicle Servicing Position



Building Permit Impact Fees

Flat rate fees associated with new construction.

| Fee Description | Fee Amount |
|---|------------|
| Energy Code Single Family | 110.00 |
| Energy Code Multi-family per building | 180.00 |
| Road and Curb Cut to Public Street | 215.00 |
| Storm Water Review | 710.00 |
| Parks and Trails fee per dwelling unit | 3,006.00 |
| Traffic Per SFR | 6,475.00 |
| Traffic Per Apartment | 4,015.00 |
| Traffic Per Townhome | 5,051.00 |
| <i>Please contact City Hall for Traffic fees on additional projects</i> | |
| School Impact Fees | |
| Issaquah School District Single Family Home | 8,762.00 |
| Issaquah School District Multi-Family Home | 3,461.00 |
| School Districts Admin Fee | 80.00 |
| Renton School District Single Family Home | 7,772.00 |
| Renton School District Multi-Family Home | 1,570.00 |