



CITY OF REDMOND

PROPOSED 2026 FIRE, PARK, SCHOOL, AND TRANSPORTATION IMPACT FEE SCHEDULES

The City's municipal code authorizes the Council to update the rates annually to keep pace with inflation.

The 2026 City impact fee rate increases are based on a three-year moving average change from 2023 to 2025 in the indexes specified in [RMC 3.10](#) — from August to August or the closest three consecutive 12-month time periods immediately prior to January 1, 2026.

Fire ^	Consumer Price Index-Urban (CPI-U)/Seattle	n/a
Parks	Building Cost Index (BCI) and CCI Average/Seattle	2.01%
Transportation	Construction Cost Index (CCI)/Seattle	0.85%

School Impact Fees: The City of Redmond also collects development impact fees on behalf of Lake Washington School District (LWSD). The methodology to determine these rates are described in the LWSD's [2025-30 Six-Year Capital Facilities Plan](#).

SCHOOL IMPACT FEES	
Land Use	2026 Rate
Single-family dwelling unit	\$7,277.00
Multi-family dwelling unit	\$170.00

FIRE IMPACT FEES		
Land Use	Units	2026 Impact Fee (per unit)
^ same as 2025 rates		
Single-Family Residences	1 housing unit	\$148.78
Mobile Homes and Detached Single-Family Manufactured Homes	1 housing unit	\$177.71
Multi-Family Residences	1 housing unit	\$251.30
Residential Suites	1 residential suite	\$125.66
Offices	1,000 sq. ft. of GFA	\$208.06
Retail Trade	1,000 sq. ft. of GFA	\$239.84
Manufacturing	1,000 sq. ft. of GFA	\$24.57

PARKS IMPACT FEES

Land Use	Units	2026 Impact Fees (per unit)
Single-Family Residences (inclusive of Mobile Homes and Detached Single-Family Manufactured Homes)	1 housing unit	\$6,914.63
Multi-Family Residences	1 housing unit	\$4,800.28
Residential Suite	1 residential suite	\$2,609.01
Offices	1,000 sq. ft. of GFA	\$1,873.06
Retail Trade	1,000 sq. ft. of GFA	\$830.96
Manufacturing	1,000 sq. ft. of GFA	\$843.03

Transportation Impact Fees

Land Use Category	Units (based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers*
<u>Residential</u>			
Single Family - Detached	per DU	\$10,107.51	\$7,668.97
Middle Housing ⁴	per DU	\$5,806.44	\$4,405.58
4+ Story Multi/Townhome/Condo	per DU	\$4,193.54	\$3,181.80
10+ Story Multi/Townhome/Condo	per DU	\$3,440.85	\$2,610.71
Single Room Occupancy	per DU	\$2,258.06	\$1,713.28
Retirement Community	per DU	\$3,225.80	\$2,447.54
Congregate Care/Assisted Living	per DU	\$1,935.48	\$1,468.52
<u>Education</u>			
Elementary School	students	\$1,195.99	\$907.44
Middle/Junior High School	students	\$1,121.24	\$850.74
High School	students	\$1,046.50	\$794.02
Day Care Center ⁵	per 1,000 square feet	\$10,390.19	\$7,883.45

Land Use Category	Units (based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers*
<u><i>Institutional</i></u>			
Church	per 1,000 square feet	\$4,578.41	\$3,473.82
Nursing Home	per Bed	\$1,065.69	\$808.58
<u><i>Industrial</i></u>			
Light Industrial/Manufacturing	per 1,000 square feet	\$5,566.17	\$4,223.28
Industrial Park	per 1,000 square feet	\$2,723.02	\$2,066.06
Mini-Warehouse/Storage	per 1,000 square feet	\$1,201.34	\$911.50
Warehousing	per 1,000 square feet	\$1,441.60	\$1,093.80
<u><i>Medical</i></u>			
Hospital	per 1,000 square feet	\$8,035.58	\$6,096.91
<u><i>Office</i></u>	per 1,000 square feet		
Medical/Dental Office	per 1,000 square feet	\$35,554.98	\$26,976.99
General Office (10-100k)	per 1,000 square feet	\$18,003.66	\$13,660.10
General Office (100k-200k)	per 1,000 square feet	\$15,832.38	\$12,012.66
General Office (200k-300k)	per 1,000 square feet	\$13,027.78	\$9,884.69
General Office (300k)	per 1,000 square feet	\$11,037.43	\$8,374.54
Single Tenant Office	per 1,000 square feet	\$15,922.84	\$12,081.30
<u><i>Recreation</i></u>	per 1,000 square feet		
Golf Course	per 1,000 square feet	\$20,230.76	\$15,349.89
Bowling Alley	per 1,000 square feet	\$8,064.50	\$6,118.86
Movie Theater	per 1,000 square feet	\$37,819.72	\$28,695.33
Health Fitness Club	per 1,000 square feet	\$23,984.93	\$18,198.33
Recreational Community Center	per 1,000 square feet	\$17,380.38	\$13,187.20
<u><i>Retail - Automotive</i></u>			
Gasoline/Service Station	per VSP	\$48,996.93	\$37,175.93

Land Use Category	Units (based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers*
Gas Station w/Convenience Market	per VSP	\$64,883.06	\$49,229.37
Self-Serve Car Wash	per stall	\$33,379.61	\$25,326.44
Auto Sales (New/Used)	per 1,000 square feet	\$22,877.23	\$17,357.86
Variety Store	per 1,000 square feet	\$31,052.96	\$23,561.12
Freestanding Discount Store	per 1,000 square feet	\$32,886.47	\$24,952.28
Supermarket	per 1,000 square feet	\$51,436.67	\$39,027.05
<u>Retail - Large</u>	per 1,000 square feet		
Shopping Center (>150k)	per 1,000 square feet	\$22,376.67	\$16,978.07
Shopping Plaza (40 - 150k)	per 1,000 square feet	\$50,222.36	\$38,105.71
Strip Retail Plaza (<40k)	per 1,000 square feet	\$40,316.93	\$30,590.07
<u>Retail - Small</u>	per 1,000 square feet		
Library	per 1,000 square feet	\$56,729.57	\$43,043.00
Hardware/Paint Store	per 1,000 square feet	\$11,049.29	\$8,383.54
Convenience Market	per 1,000 square feet	\$177,538.54	\$134,705.59
Pharmacy/Drug Store w/o Drive-Thru	per 1,000 square feet	\$37,075.37	\$28,130.56
Pharmacy/Drug Store w/ Drive-Thru	per 1,000 square feet	\$48,456.51	\$36,765.90
Furniture Store	per 1,000 square feet	\$2,892.10	\$2,194.35
Drive-In Bank	per 1,000 square feet	\$126,589.45	\$96,048.47
Walk-In Bank	per 1,000 square feet	\$59,592.94	\$45,215.54
Fine Dining Restaurant	per 1,000 square feet	\$40,489.34	\$30,720.88
High Turnover Restaurant	per 1,000 square feet	\$47,816.91	\$36,280.61
Fast Food w/o Drive-Thru	per 1,000 square feet	\$156,999.10	\$119,121.49
Fast Food w/ Drive-Thru	per 1,000 square feet	\$137,777.78	\$104,537.51
Coffee/Donut Shop w/o Drive-Thru	per 1,000 square feet	\$152,649.83	\$115,821.53
U.S. Post Office	per 1,000 square feet	\$77,933.64	\$59,131.37

Land Use Category	Units (based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers*
<u>Hotel</u>			
Hotel	per room	\$6,344.07	\$4,813.50
Motel	per room	\$3,870.96	\$2,937.06

Transportation Impact Fee Notes

*Centers refers to the **Overlake Metro Center**, **Downtown Redmond Urban Center**, and **Marymoor Village Center** as shown on the [Redmond Centers Map](#).

1. Source: ITE Trip Generation Manual, 11th Edition. Vehicle trip rates for weekday, peak hour of adjacent street traffic (4-6pm).
2. A pass-by trip is any trip that may go to a land use, but is part of a larger overall "trip tour." The defining feature of the pass-by trip is that it is an interim stop that did not initiate the overall need to travel.
3. Vehicle-to-person trip generation rate factors were developed from the 2017-2019 Puget Sound Regional Council Household Travel Survey.
4. Middle housing land use category is an average of ITE code #215 (single family attached/duplex) and #220 (1-3 Story Multi-Family/Townhome/ADU). This category includes all forms of multi-family housing not otherwise listed in the table above.
5. Per RCW 82.02.060 (4)(b), Redmond may exempt qualifying Day Care Centers and other "early learning facilities" as defined by state law, from transportation impact fees.