



## CITY OF REDMOND

### PROPOSED 2024 FIRE, PARK, SCHOOL, AND TRANSPORTATION IMPACT FEE RATE INCREASE

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

The 2024 City impact fee rate increases are based on a three-year moving average change from 2021 to 2023 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, 2024.

<b>Fire</b>	Consumer Price Index-Urban (CPI-U)/Seattle	<b>6.55%</b>
<b>Parks</b>	Building Cost Index (BCI) and CCI Average/Seattle	<b>8.31%</b>
<b>Transportation</b>	Construction Cost Index (CCI)/Seattle	<b>6.93%</b>

**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 *2023-28 Six-Year Capital Facilities Plan*.

SCHOOL IMPACT FEES	
Land Use	2024 Rate
Single-family dwelling unit	\$5,149.00
Multi-family dwelling unit	\$352.00

FIRE IMPACT FEES		
Land Use	Units	2024 Impact Fee (per unit)
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	2024 Impact Fees (per unit)
Single-Family Residences (inclusive of Mobile Homes and Detached Single-Family Manufactured Homes)	1 housing unit	\$6,372.96
Multi-Family Residences	1 housing unit	\$4,424.24
Residential Suite	1 residential suite	\$2,404.63
Offices	1,000 sq. ft. of GFA	\$1,726.33
Retail Trade	1,000 sq. ft. of GFA	\$765.87
Manufacturing	1,000 sq. ft. of GFA	\$776.99

TRANSPORTATION IMPACT FEES			
Residential Land Uses	Units		2024 Impact Fees (per unit)
Single Family	Dwelling	Downtown UC *	\$7,626.50
		Overlake UC *	\$7,889.55
		Rest of City	\$9,335.59
Multiple Family	Dwelling	Downtown UC	\$5,356.43
		Overlake UC	\$5,541.19
		Rest of City	\$6,556.80
Residential Suites	Residential Suite	Downtown UC	\$3,266.84
		Overlake UC	\$3,379.52
		Rest of City	\$3,998.93
Retirement Community	Dwelling	Downtown UC	\$2,447.30
		Overlake UC	\$2,531.71
		Rest of City	\$2,995.74
Nursing Home	Bed	Downtown UC	\$1,994.10
		Overlake UC	\$2,062.88
		Rest of City	\$2,440.97
Congregate Care/Assisted Living	Dwelling	Downtown UC	\$1,540.90
		Overlake UC	\$1,594.04
		Rest of City	\$1,886.20
Hotel/Motel	Room	Downtown UC	\$7,183.06
		Overlake UC	\$7,430.82
		Rest of City	\$8,792.76

<b>Institutional Land Uses</b>	<b>Units</b>		<b>2024 Impact Fees</b>
Elementary School	Student	Downtown UC	\$631.45
		Overlake UC	\$653.23
		Rest of City	\$772.95
High School	Student	Downtown UC	\$615.66
		Overlake UC	\$636.89
		Rest of City	\$753.62
Church/House of Worship	Per sq. ft. of GFA	Downtown UC	\$4.07
		Overlake UC	\$4.21
		Rest of City	\$4.99
Hospital	Per sq. ft. of GFA	Downtown UC	\$5.86
		Overlake UC	\$6.07
		Rest of City	\$7.17
<b>Retail Shopping Center Land Uses</b>	<b>Units</b>		<b>2024 Impact Fees</b>
Up to 99,999 ft <sup>2</sup>	Per sq. ft. of GLA	Downtown UC	\$24.43
		Overlake UC	\$25.26
		Rest of City	\$29.90
100,000 ft <sup>2</sup> – 199,999 ft <sup>2</sup>	Per sq. ft. of GLA	Downtown UC	\$23.31
		Overlake UC	\$24.11
		Rest of City	\$28.54
200,000 ft <sup>2</sup> – 299,999 ft <sup>2</sup>	Per sq. ft. of GLA	Downtown UC	\$21.33
		Overlake UC	\$22.07
		Rest of City	\$26.11
300,000 ft <sup>2</sup> and Over	Per sq. ft. of GLA	Downtown UC	\$20.56
		Overlake UC	\$21.27
		Rest of City	\$25.16
Car Sales – New/Used	Per sq. ft. of GFA	Downtown UC	\$15.53
		Overlake UC	\$16.08
		Rest of City	\$19.02
Convenience Market	Per sq. ft. of GFA	Downtown UC	\$174.82
		Overlake UC	\$180.85
		Rest of City	\$214.01
Free Standing Discount Store	Per sq. ft. of GFA	Downtown UC	\$17.37

		Overlake UC	\$17.97
		Rest of City	\$21.27
Furniture Store	Per sq. ft. of GFA	Downtown UC	\$2.00
		Overlake UC	\$2.07
		Rest of City	\$2.45
Miscellaneous Retail	Per sq. ft. of GFA	Downtown UC	\$20.62
		Overlake UC	\$21.33
		Rest of City	\$25.25
Supermarket	Per sq. ft. of GFA	Downtown UC	\$52.70
		Overlake UC	\$54.53
		Rest of City	\$64.51
<b>Services Land Uses</b>	<b>Units</b>		<b>2024 Impact Fees</b>
Bank/Savings and Loans	Per sq. ft. of GFA	Downtown UC	\$90.07
		Overlake UC	\$93.17
		Rest of City	\$110.25
Carwash	Stall	Downtown UC	\$26,693.04
		Overlake UC	\$27,613.75
		Rest of City	\$32,674.91
Daycare	Per sq. ft. of GFA	Downtown UC	\$20.62
		Overlake UC	\$21.33
		Rest of City	\$25.25
Health Club/Racquet Club	Per sq. ft. of GFA	Downtown UC	\$26.38
		Overlake UC	\$27.29
		Rest of City	\$32.29
Library	Per sq. ft. of GFA	Downtown UC	\$40.58
		Overlake UC	\$41.99
		Rest of City	\$49.68
Movie Theater	Seat	Downtown UC	\$441.06
		Overlake UC	\$456.27
		Rest of City	\$539.90
Post Office	Per sq. ft. of GFA	Downtown UC	\$62.38
		Overlake UC	\$64.53
		Rest of City	\$76.35
Service Station	Fuel position	Downtown UC	\$41,125.51

		Overlake UC	\$42,544.04
		Rest of City	\$50,341.68
Service Station/Minimart	Fuel position	Downtown UC	\$30,043.56
		Overlake UC	\$31,079.84
		Rest of City	\$36,776.28
<b>Restaurant</b>	<b>Units</b>		<b>2024 Impact Fees</b>
Fast Food Restaurant	Per sq. ft. of GFA	Downtown UC	\$121.01
		Overlake UC	\$125.18
		Rest of City	\$148.14
Restaurant	Per sq. ft. of GFA	Downtown UC	\$44.41
		Overlake UC	\$45.95
		Rest of City	\$54.37
<b>Administrative Office Land Uses</b>	<b>Units</b>		<b>2024 Impact Fees</b>
Up to 99,999 ft <sup>2</sup>	Per sq. ft. of GFA	Downtown UC	\$25.37
		Overlake UC	\$26.24
		Rest of City	\$31.05
100,000 ft <sup>2</sup> – 199,999 ft <sup>2</sup>	Per sq. ft. of GFA	Downtown UC	\$21.80
		Overlake UC	\$22.55
		Rest of City	\$26.69
200,000 ft <sup>2</sup> – 299,999 ft <sup>2</sup>	Per sq. ft. of GFA	Downtown UC	\$19.02
		Overlake UC	\$19.68
		Rest of City	\$23.29
300,000 ft <sup>2</sup> and Over	Per sq. ft. of GFA	Downtown UC	\$17.83
		Overlake UC	\$18.45
		Rest of City	\$21.83
Medical Office/Clinic	Per sq. ft. of GFA	Downtown UC	\$26.05
		Overlake UC	\$26.95
		Rest of City	\$31.89
<b>Industrial Land Uses</b>	<b>Units</b>		<b>2024 Impact Fees</b>
Light Industrial/Manufacturing	Per sq. ft. of GFA	Downtown UC	\$11.90

		Overlake UC	\$12.32
		Rest of City	\$14.58
Industrial Park	Per sq. ft. of GFA	Downtown UC	\$10.43
		Overlake UC	\$10.80
		Rest of City	\$12.77
Warehousing/Storage	Per sq. ft. of GFA	Downtown UC	\$3.93
		Overlake UC	\$4.06
		Rest of City	\$4.81
Mini Warehouse	Per sq. ft. of GFA	Downtown UC	\$2.33
		Overlake UC	\$2.41
		Rest of City	\$2.86
<b>Alternate Impact Fee Assessment*</b>	<b>Units</b>		<b>2024 Impact Fees</b>
Cost per Person Mile of Travel (PMT)	Mile of travel per person		\$3,852.95

\* Downtown UC and Overlake UC refer to Downtown Urban Center and Overlake Urban Center, respectively.