

# 2021 Impact Fees

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# Purpose

- Provide information on the 2021 Impact Fees Update

# Project Background



## RMC 3.10

3-year moving average of the following indexes:

- Fire Impact Fee: CPI-U (Consumer Price Index – Urban/Seattle)
- Parks Impact Fee: CCI + BCI Average (Building Cost Index)
- Transportation Impact Fee: CCI (Construction Cost Index - Seattle)

## RMC 3.10.160 and King County Code 21A.43.040

City of Redmond collects development impact fees **on behalf of Lake Washington School District** which are calculated based on:

- A 5-year average of student enrollment numbers generated from new single-family and multi-family development.

# City of Redmond Impact Fees Rates

3-year moving average of indexes

- Consumer Price Index
- Building Construction Index
- Construction Cost Index

## 2021 Proposed Rate

Fire (CPI)	2.66%
Parks (BCI+CCI)	3.88%
Transportation (CCI)	5.06%

# School District Fees

5-year average of student enrollment numbers for new developments

	2020	2021	% Change
Single Family	\$13,633	\$15,070	10.5%
Multifamily (per unit)	\$1,388	\$2,701	94.6%

# Residential Impact Fees

Single family impact fees increased by 2.1% over 2020  
Multi-family up by 3.4% over 2020 rates

Single-family dwelling unit		
	Redmond 2020 Rate	Proposed 2021 Rate
Fire	\$ 125.01	\$ 128.33
Parks	\$ 4,932.88	\$ 5,124.14
Transportation*	\$ 7,357.01	\$ 7,729.29
Schools	\$ 13,633.00	\$ 15,070.00
<b>Single-family dwelling unit</b>	<b>\$ 26,047.90</b>	<b>\$ 28,051.76</b>

Multi-family residences (per unit)		
	Redmond 2020 Rate	Proposed 2021 Rate
Fire	\$ 211.14	\$ 216.76
Parks	\$ 3,424.50	\$ 3,557.28
Transportation*	\$ 5,167.16	\$ 5,428.63
Schools	\$ 1,388.00	\$ 2,701.00
<b>Multi-family residences (per unit)</b>	<b>\$ 10,190.80</b>	<b>\$ 11,903.67</b>

\*Transportation impact fees reduced in the Downtown and Overlake Urban Centers

# Office, Retail & Manufacturing Impact Fees

Average 3.6% growth over 2020 rates.

	Redmond 2020 Rate	Proposed Redmond 2021 Rate
Fire	\$ 174.81	\$ 179.46
Parks	\$ 1,336.23	\$ 1,388.04
Transportation*	\$ 21.02	\$ 22.09
<b>Total Office (per 1,000 sq. ft. of GLA)</b>	\$ 1,529.77	<b>\$ 1,589.60</b>
Fire	\$ 201.51	\$ 206.87
Parks	\$ 592.81	\$ 615.79
Transportation*	\$ 19.89	\$ 20.90
<b>Retail Trade (per 1,000 sq. ft. of GLA)</b>	\$ 814.21	<b>\$ 843.56</b>
Fire	\$ 20.65	\$ 21.20
Parks	\$ 601.41	\$ 624.73
Transportation*	\$ 11.48	\$ 12.06
<b>Manufacturing (per 1,000 sq. ft of GLA)</b>	\$ 633.54	<b>\$ 657.99</b>

\* Transportation impact fees reduced in the Downtown and Overlake Urban Centers

# City of Redmond Impact Fees Over Time





# Outreach to Stakeholders

October 22	One Redmond Government Affairs*
November 5	Parks and Trails Commission
Notification:	Microsoft, Master Builders, Business Fees and Taxes Advisory Committee (BFTAC), City website

*\*City of Redmond staff to be accompanied by Lake Washington School District to present their fees*

# Council Timeline



November 10	Study Session (as needed)*
December 1	Council Adoption - Consent Agenda
January 1, 2021	Fees take effect

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# Thank You

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Any Questions?

