City of Redmond
Impact Fees Schedule

Effective as of August 30, 2014, the next fee update will go into effect January 1, 2015.

The tables below provide Fire, Parks, Transportation, and Schools Impact Fees currently in effect. Projects are assessed by their land use type and the associated units of that land use type to determine what the impact fees shall be.

All impact fees shall be paid prior to building permit issuance.

Fire

Land Use	Units	Impact Fee Per Unit
Single-Family Residences	1 housing unit	$109.92
Mobile Homes and Detached Single-Family Manufactured Homes	1 housing unit	$131.30
Multi-Family Residences	1 housing unit	$185.75
Offices	1,000 sq. ft. of GLA	$153.72
Retail Trade	1,000 sq. ft. of GLA	$177.20
Manufacturing	1,000 sq. ft. of GLA	$18.15

Parks

Land Use	Units	Impact Fee Per Unit
Single-Family Residences (inclusive of Mobile Homes and Detached Single-Family Manufactured Homes)	1 housing unit	$3,291.36
Multi-Family Residences	1 housing unit	$2,645.80
Offices	1,000 sq. ft. of GLA	$1,120.13
Retail Trade	1,000 sq. ft. of GLA	$491.03
Manufacturing	1,000 sq. ft. of GLA	$496.36

Transportation

Residential Land Uses	Units	Impact Fee Per Unit
Single Family	Dwelling	Downtown -$4,214.46 Overlake - $4,359.83 Rest of City - $5,158.92

Multiple Family	Dwelling	Downtown - $2,960.01 Overlake - $3,062.10 Rest of City - $3,623.34
Residential Suites	Residential Suite	Downtown - $1,805.28 Overlake - $1,867.55 Rest of City - $2,209.84
Retirement Community	Dwelling	Downtown - $1,352.40 Overlake - $1,399.05 Rest of City - $1,655.47
Nursing Home	Bed	Downtown - $1,101.96 Overlake - $1,139.96 Rest of City - $1,348.90
Congregate Care/Assisted Living	Dwelling	Downtown - $851.51 Overlake - $880.88 Rest of City - $1,042.33
Hotel/Motel	Room	Downtown - $3,969.41 Overlake - $4,106.32 Rest of City - $4,858.95
Institutional Land Uses	**Units**	**Impact Fee Per Unit**
Elementary School	Student	Downtown - $348.94 Overlake - $360.98 Rest of City - $427.14
High School	Student	Downtown - $340.22 Overlake - $351.95 Rest of City - $416.46
Church/House of Worship	Per sq. ft. of GFA	Downtown - $2.25 Overlake - $2.33 Rest of City - $2.76
Hospital	Per sq. ft. of GFA	Downtown - $3.24 Overlake - $3.35 Rest of City - $3.96
Retail Shopping Center Land Uses	**Units**	**Impact Fee Per Unit**
Up to 99,999 ft^2	Per sq. ft. of GLA	Downtown - $13.50 Overlake - $13.96 Rest of City - $16.52
100,000 ft^2 – 199,999 ft^2	Per sq. ft. of GLA	Downtown - $12.88 Overlake - $13.33 Rest of City - $15.77
200,000 ft^2 – 299,999 ft^2	Per sq. ft. of GLA	Downtown - $11.79 Overlake - $12.20

		Rest of City - $14.43
300,000 ft^2 and Over	Per sq. ft. of GLA	Downtown - $11.36 Overlake - $11.75 Rest of City $13.91
Car Sales – New/Used	Per sq. ft. of GFA	Downtown - $8.59 Overlake - $8.88 Rest of City - $10.51
Convenience Market	Per sq. ft. of GFA	Downtown - $96.61 Overlake - $99.94 Rest of City - $118.26
Free Standing Discount Store	Per sq. ft. of GFA	Downtown - $9.60 Overlake – $9.93 Rest of City - $11.75
Furniture Store	Per sq. ft. of GFA	Downtown - $1.11 Overlake - $1.14 Rest of City - $1.35
Miscellaneous Retail	Per sq. ft. of GFA	Downtown - $11.40 Overlake - $11.79 Rest of City - $13.95
Supermarket	Per sq. ft. of GFA	Downtown - $29.12 Overlake - $30.13 Rest of City - $35.65
Services Land Uses	**Units**	**Impact Fee Per Unit**
Bank/Savings and Loans	Per sq. ft. of GFA	Downtown - $49.77 Overlake - $51.49 Rest of City - $60.92
Carwash	Stall	Downtown - $14,750.78 Overlake - $15,259.57 Rest of City - $18,056.41
Daycare	Per sq. ft. of GFA	Downtown - $37.91 Overlake - $39.22 Rest of City $46.41
Health Club/Racquet Club	Per sq. ft. of GFA	Downtown - $14.58 Overlake - $15.08 Rest of City - $17.84
Library	Per sq. ft. of GFA	Downtown - $22.43 Overlake - $23.20 Rest of City - $27.45
Movie Theater	Seat	Downtown - $243.73 Overlake – $252.14 Rest of City - $298.35
Post Office	Per sq. ft. of GFA	Downtown - $34.47

		Overlake - $35.66 Rest of City - $42.20
Service Station	Fuel position	Downtown - $22,726.27 Overlake - $23,510.16 Rest of City - $27,819.20
Service Station/Minimart	Fuel position	Downtown - $16,602.30 Overlake - $17,174.96 Rest of City - $20,322.86
Restaurant	**Units**	**Impact Fee Per Unit**
Fast Food Restaurant	Per sq. ft. of GFA	Downtown - $66.87 Overlake - $69.18 Rest of City $81.86
Restaurant	Per sq. ft. of GFA	Downtown - $24.55 Overlake - $25.39 Rest of City - $30.05
Administrative Office Land Uses	**Units**	**Impact Fee Per Unit**
Up to 99,999 ft^2	Per sq. ft. of GFA	Downtown - $14.02 Overlake - $14.50 Rest of City - $17.16
100,000 ft^2 – 199,999 ft^2	Per sq. ft. of GFA	Downtown - $12.05 Overlake - $12.46 Rest of City - $14.74
200,000 ft^2 – 299,999 ft^2	Per sq. ft. of GFA	Downtown - $10.51 Overlake - $10.87 Rest of City – $12.87
300,000 ft^2 and Over	Per sq. ft. of GFA	Downtown – $9.85 Overlake - $10.19 Rest of City - $12.06
Medical Office/Clinic	Per sq. ft. of GFA	Downtown - $14.39 Overlake - $14.89 Rest of City - $17.62
Industrial Land Uses	**Units**	**Impact Fee Per Unit**
Light Industrial/Manufacturing	Per sq. ft. of GFA	Downtown - $6.58 Overlake - $6.81 Rest of City - $8.05
Industrial Park	Per sq. ft. of GFA	Downtown - $5.77 Overlake - $5.96 Rest of City - $7.06
Warehousing/Storage	Per sq. ft. of GFA	Downtown - $2.17 Overlake $2.25 Rest of City - $2.66

Mini Warehouse	Per sq. ft. of GFA	Downtown - $1.29 Overlake - $1.33 Rest of City - $1.58
Alternate Impact Fee Assessment*	**Units**	**Impact Fee Per Unit**
Cost per Person Mile of Travel (PMT)	Mile of travel per person	$2,129.17

Schools

Land Use	Units	Impact Fee Per Unit
Single-Family Residences (inclusive of Mobile Homes and Detached Single-Family Manufactured Homes)	1 housing unit	$6,302.00
Multi-Family Residences	1 housing unit	$207.00

Impact Fee Schedule Notes

* Requires an impact study to be conducted by a traffic engineer for the applicant. If the proposed land use does not fit into one of the categories of the Transportation Impact Fee Schedule, the applicant may choose to do an impact study to apply the PMT impact fee.
- Additionally, the applicant may choose to do an impact study to apply the PMT impact fee if he/she believes that the impacts generated by development are less than those assessed in the Transportation Impact Fee Schedule for a comparable land use.
- GFA = Gross Floor Area
- GLA = Gross Leasable Area
- A $65.00 school admin fee will be assessed to the School Impact fee.
- Fire, Parks, and School impact fees are effective per Ordinance 2738.
- Transportation impact fees are effective per Ordinance 2745.