City of Redmond
Impact Fees Schedule

Effective as of January 10, 2013, the next fee update will go into effect January 1, 2014.

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	$107.59
Mobile Homes and Detached Single-Family Manufactured Homes	1 housing unit	$128.51
Multi-Family Residences	1 housing unit	$181.80
Offices	1,000 sq. ft. of GLA	$150.46
Retail Trade	1,000 sq. ft. of GLA	$173.44
Manufacturing	1,000 sq. ft. of GLA	$17.76

Parks

Land Use	Units	Impact Fee Per Unit
Single-Family Residences (inclusive of Mobile Homes and Detached Single-Family Manufactured Homes)	1 housing unit	$3,174.84
Multi-Family Residences	1 housing unit	$2,552.14
Offices	1,000 sq. ft. of GLA	$1,080.48
Retail Trade	1,000 sq. ft. of GLA	$473.65
Manufacturing	1,000 sq. ft. of GLA	$478.79

Transportation

Residential Land Uses	Units	Impact Fee Per Unit
Single-Family	Dwelling	$7,024.08
Multi-Family	Dwelling	$4,311.81
Retirement Community	Dwelling	$1,557.82

Nursing Home	Bed	$1,224.00
Congregate Care/Assisted Living	Dwelling	$945.82
Hotel/Motel	Room	$4,689.35
Institutional Land Uses	**Units**	**Impact Fee Per Unit**
Elementary School	Student	$890.18
High School	Student	$536.49
Church	Per sq. ft. of GFA	$4.85
Hospital	Per sq. ft. of GFA	$9.96
Retail Shopping Center Land Uses	**Units**	**Impact Fee Per Unit**
Up to 99,999 ft^2	Per sq. ft. of GLA	$12.29
100,000 ft^2 – 199,999 ft^2	Per sq. ft. of GLA	$11.47
200,000 ft^2 – 299,999 ft^2	Per sq. ft. of GLA	$10.34
300,000 ft^2 and Over	Per sq. ft. of GLA	$12.15
Freestanding Retail Land Uses	**Units**	**Impact Fee Per Unit**
Bank/Savings and Loans	Per sq. ft. of GFA	$68.16
Car Sales – New/Used	Per sq. ft. of GFA	$19.30
Carwash	Stall	$11,448.36
Convenience Market	Per sq. ft. of GFA	$60.92
Daycare	Per sq. ft. of GFA	$39.28
Discount Store	Per sq. ft. of GFA	$13.23
Fast Food Restaurant	Per sq. ft. of GFA	$68.83
Furniture Store	Per sq. ft. of GFA	$0.93
Health Club/Racquet Club	Per sq. ft. of GFA	$18.71
Library	Per sq. ft. of GFA	$17.96
Miscellaneous Retail	Per sq. ft. of GFA	$9.50
Movie Theater	Seat	$271.92
Post Office	Per sq. ft. of GFA	$27.59
Restaurant	Per sq. ft. of GFA	$40.48
Service Station	Fuel position	$18,727.18
Service Station/Minimart	Fuel position	$13,558.97
Supermarket	Per sq. ft. of GFA	$32.70
Administrative Office Land Uses	**Units**	**Impact Fee Per Unit**
Up to 99,999 ft^2	Per sq. ft. of GFA	$18.24
100,000 ft^2 – 199,999 ft^2	Per sq. ft. of GFA	$15.23
200,000 ft^2 – 299,999 ft^2	Per sq. ft. of GFA	$13.32
300,000 ft^2 and Over	Per sq. ft. of GFA	$11.77
Medical Office/Clinic	Per sq. ft. of GFA	$26.61

Industrial Land Uses	Units	Impact Fee Per Unit
Light Industrial/Manufacturing	Per sq. ft. of GFA	$8.94
Industrial Park	Per sq. ft. of GFA	$7.86
Warehousing/Storage	Per sq. ft. of GFA	$4.28
Mini Warehouse	Per sq. ft. of GFA	$2.12
Alternate Impact Fee Assessment*	**Units**	**Impact Fee Per Unit**
Cost per Person Mile of Travel (PMT)	Mile of travel per person	$2,526.91

Schools

Land Use	Units	Impact Fee Per Unit
Single-Family Residences (inclusive of Mobile Homes and Detached Single-Family Manufactured Homes)	1 housing unit	$7,005.00
Multi-Family Residences	1 housing unit	$197.00

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. T
- Fire, Parks, School and Transportation impact fees are effective per Ordinance 2675.