



PARKS AND FIRE IMPACT FEES

In 2008 the City of Tukwila adopted fire, parks, traffic and pavement mitigation impact fees on new development activity as a method of financing capital projects. Impact fees are used to help pay for capital expenses related to fire protection, parks, open space and traffic mitigation. These capital investments will help maintain the adopted fire, traffic and parks levels of service goals for new development expected through 2027. These fees are a way for "growth to pay for growth." Other dedicated funds, along with the General Fund, also help pay for these capital projects.

A discussion of the fire and parks impact fee calculations follows. For information on pavement mitigation and traffic impact fees see Public Works Customer Assistance Bulletin A3.

FIRE IMPACT FEES

The updated Fire Impact Fees were adopted by Ordinance 2734, effective January 1, 2025. Fire impact fees shall be assessed at the time of a technically complete building permit application for new development (new commercial square footage and/or new residential dwelling(s)) that complies with the City's zoning ordinances and building and development codes. Fire impact fees shall be collected from the fee payer at the time the building permit is issued. Except if otherwise exempt, the City shall not issue the required building permit unless or until the fire impact fees are paid. Exemptions generally include alteration, reconstruction, remodeling, or replacement of a structure with a new structure. Search the Digital Records Center for Ordinance 2734 at TukwilaWa.gov/records for further information.

FIRE IMPACT FEE CALCULATIONS

Land Use	Impact Fee	
	Per Residential Unit	Per 1,000 Sq. Ft. GFA
Single family	\$2,402	
Multi-family	\$2,767	
Office		\$1,050
Retail		\$2,691
Industrial		\$225

If there are any questions about fire impact fees, please contact Permits@tukwilawa.gov.

PARKS IMPACT FEES

Updated Park Impact Fees were adopted by Ordinance 2735, effective January 1, 2025. Parks impact fees shall be assessed at the time of a technically complete building permit application for new development (new commercial square footage and/or new residential dwelling(s)) that complies with the City's zoning ordinances and building and development codes. Parks impact fees shall be collected from the fee payer at the time the building permit is issued. Except if otherwise exempt, the City shall not issue the required building permit unless or until the parks impact fees are paid. Exemptions generally include alteration, reconstruction, remodeling, or replacement of a structure with a new structure. Search the Digital Records Center for Ordinance 2709 at TukwilaWa.gov/records for further information.

PARKS IMPACT FEE CALCULATIONS

Land Use	Impact Fee	
	Per Residential Unit	Per 1,000 Sq. Ft. GFA
Single family	\$3,835	
Multi-family	\$3,341	
Office		\$1,754
Retail		\$1,581
K-12 Edu. Facility		\$317
Industrial		\$877

If there are any questions about fire impact fees, please contact Permits@tukwilawa.gov.