



PARKS & 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 parks and fire impact fee calculations follows. For information on pavement mitigation and transportation impact fees see PW Fee Estimate Worksheet (Bulletin A3 – Pavement/Transportation).

FIRE IMPACT FEES

The updated Fire Impact Fees were adopted by Ordinance 2694, effective April 1, 2023. 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 2694 at TukwilaWa.gov/records for further information.

FIRE IMPACT FEE CALCULATIONS

LAND USE TYPE	IMPACT FEE	
	RESIDENTIAL	COMMERCIAL/ NON-RESIDENTIAL
	Per Residential Unit	Per 1,000 Sq. Ft. GFA
(a) Single family	\$2,273	
(b) With fire sprinkler system installed	\$2,136	
(c) Multi-family	\$2,618	
(d) Office		\$994
(d) Retail		\$2,546
(d) Industrial/manufacturing		\$213

- (a) Attached accessory dwelling units are exempt from impact fees,
- (b) 6% discount for single family units with fire sprinkler system installed representing the portion of all incidents that were fire only— as opposed to emergency medical incidents. Per Section 16.26.120.B.9. of the Tukwila Municipal Code, "A fee payer installing a residential fire sprinkler system in a single-family home shall not be required to pay the fire operations portion of the impact fee.
- (c) A structure with more than two dwelling units.
- (d) See the more detailed land use descriptions in the Land Use Categories document.

If there are any questions, please contact Permits@TukwilaWA.gov

PARKS IMPACT FEES

Updated Park Impact Fees were adopted by Ordinance 2695, effective April 1, 2023. 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 2695 at TukwilaWa.gov/records for further information.

PARKS IMPACT FEE CALCULATIONS

LAND USE TYPE	IMPACT FEE	
	RESIDENTIAL	COMMERCIAL/ NON-RESIDENTIAL
	Per Residential Unit	Per 1,000 Sq. Ft. GFA
(a) Single family	\$3,629	
(b) Multi-family	\$3,162	
(c) Office		\$1,496
(c) Retail		\$1,660
(c) Industrial/Manufacturing		\$830
(d) K-12 Educational Facilities		\$300

- (a) Attached accessory dwelling units are exempt from impact fees,
- (b) A structure with more than two dwelling units.
- (c) See the more detailed land use descriptions in the Land Use Categories document.
- (d) 80% discount for K-12 educational facilities.

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