



IMPACT FEES effective January 1, 2018

What are Impact Fees?

- ◆ An impact fee is a tax on development used to pay for its proportionate share of the impacts to public facilities. The City of Olympia collects impact fees for transportation, parks, and school facilities.
- ◆ Impact fees are charged only for new construction or changes in building use that create a need for street improvements, schools or parks facilities. (See pages 2 and 3 for fee schedules.)

When are Impact Fees Paid?

- ◆ Impact fees are based on the rates in effect on the date a complete building permit application is submitted and are collected by the City at the time a building permit is issued.
- ◆ Impact fees may be deferred until prior to final inspection subject to executed *Impact Fee Deferral Agreement* in a form acceptable to the City Attorney and an administrative fee of \$50. The City retains the full authority to withhold inspections and to suspend, revoke or refuse to issue occupancy and other building permits and to commence enforcement actions due to non-payment of impact fees. (OMC 15.04.040.H)

Exceptions:

- ◆ Fee payers may request credits, reductions, refunds, or exemptions:
 - ◆ Credits can be granted for the value of dedicated land, improvements, or construction provided by the fee payer if the land, improvements, and/or facility are within the City's adopted Capital Facilities Plan. The amount of the credit cannot exceed the impact fees that would have been due from the project. Any claim for a credit must be made to the Director of the Community Planning and Development Department no later than 20 calendar days after the submission of an application for a building permit.
 - ◆ Reductions in transportation impact fees may also be requested for Transportation Demand Management (TDM) and Commute Trip Reduction (CTR) measures. Such credits may be given at the discretion of the Director for certain operational or physical TDM improvements that reduce the impact on the City's transportation system. See page 4 for details.
 - ◆ Refunds are available if the impact fees paid are not spent or encumbered within six years of when the fees were paid. Refunds must be requested within one year of the date the right to claim the refund arises.
 - ◆ Exemptions are listed in the impact fee code. Fee payers may request that the Director of Community Planning and Development (or Olympia School District for school impact fees) determine whether a particular development falls within an exemption defined in the code.
 - ◆ All requests for credits, reductions, refunds, or exemptions must be in writing and filed with the Director of Community Planning and Development at the address below.

TRANSPORTATION IMPACT FEE RATE SCHEDULE

Effective January 1, 2018

<i>Land Uses</i>	<i>Unit of Measure</i>	<i>Fee</i>
RESIDENTIAL		
Single Family (Detached)	Dwelling	\$3,450
Multifamily –Townhouse, Duplex	Dwelling	\$2,261
Senior Housing & Accessory Dwelling Unit	Dwelling	\$856
Mobile Home	Dwelling	\$2,035
COMMERCIAL – SERVICES		
Bank	Sq ft/GFA	\$23.35
Daycare	Sq ft/GFA	\$24.33
Hotel/Motel	Room	\$2,366
Service Station ¹	Fueling position	\$9,961
Quick Lubrication Vehicle Shop	Servicing Positions	\$6,088
Automobile Care Center	Sq ft/GLA	\$5.06
Movie Theatre	Seat	\$135
Health Club	Sq ft/GFA	\$8.09
Marina	Berth	\$523
INSTITUTIONAL		
Elementary/Jr High/High School	Student	\$205
University/College	Student	\$452
Church	Sq ft/GFA	\$2.01
Hospital	Sq ft/GFA	\$3.67
Asst Living, Nursing Home, Group Home	Bed	\$607
INDUSTRIAL		
Light Industry/Manufacturing/Industrial Park	Sq ft/GFA	\$4.27
Warehousing/Storage	Sq ft/GFA	\$1.61
Mini Warehouse	Sq ft/GFA	\$1.31
RESTAURANT		
Restaurant	Sq ft/GFA	\$14.06
Fast Food Restaurant	Sq ft/GFA	\$32.18
Coffee/Donut Shop with Drive-Through Window	Sq ft/GFA	\$27.42
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	Sq ft/GFA	\$10.57
COMMERCIAL RETAIL		
Retail Shopping Center		
Up to 49,999 sq ft	Sq ft/GLA	\$6.07
50,000 – 99,999 sq ft	Sq ft/GLA	\$5.36
100,000 - 199,999 sq ft	Sq ft/GLA	\$5.27
200,000 – 299,999 sq ft	Sq ft/GLA	\$4.82
300,000 – 399,999 sq ft	Sq ft/GLA	\$5.74
Over 400,000 sq ft	Sq ft/GLA	\$6.48
COMMERCIAL OFFICE		
Administrative Office		
Up to 99,999 sq ft	Sq ft/GFA	\$12.17
100,000 – 199,999 sq ft	Sq ft/GFA	\$7.42
200,000 - 299,999 sq ft	Sq ft/GFA	\$6.47
300,000 sq ft and over	Sq ft/GFA	\$6.06
Medical Office/Clinic	Sq ft/GFA	\$12.67

<i>Land Uses</i>	<i>Unit of Measure</i>	<i>Fee</i>
OTHER RETAIL USES		
Supermarket >5,000 sq ft	Sq ft/GFA	\$12.56
Convenience Market < 5,000 sq ft	Sq ft/GFA	\$32.91
Furniture Store	Sq ft/GFA	\$0.35
Car Sales – New/Used	Sq ft/GFA	\$9.50
Nursery/Garden Center	Sq ft/GFA	\$10.06
Pharmacy/Drugstore	Sq ft/GFA	\$6.62
Hardware/Bldg Materials Store <25,000 sq ft	Sq ft/GFA	\$5.58
Discount Merchandise Store (free standing)	Sq ft/GFA	\$6.16
Video Rental	Sq ft/GFA	\$10.25
Home Improvement Superstore >25,000 sq ft	Sq ft/GFA	\$2.80
Miscellaneous Retail Sales	Sq ft/GLA	\$5.79
DOWNTOWN FEES²		
Multifamily Residential – Townhouse, Duplex	Dwelling	\$990
Senior Housing & Accessory Dwelling Unit	Dwelling	\$375
Asst Living, Nursing Home, Group Home	Bed	\$362
Hotel/Motel	Room	\$1,411
Movie Theatre	Seat	\$87
Marina	Berth	\$312
Downtown Services/Retail ³	Sq ft/GLA	\$3.82
DOWNTOWN ADMININSTRATIVE OFFICE²		
Up to 99,999 sq ft	Sq ft/GFA	\$8.41
100,000 – 199,999 sq ft	Sq ft/GFA	\$5.13
200,000 - 299,999 sq ft	Sq ft/GFA	\$4.47
300,000 sq ft and over	Sq ft/GFA	\$4.19
Medical Office/Clinic	Sq ft/GFA	\$8.75
Industrial Park	Sq ft/GFA	\$2.95
Warehousing/Storage	Sq ft/GFA	\$1.11
Mini Warehouse	Sq ft/GFA	\$0.90

Notes:

For uses with Unit of Measure in “sq ft/GFA” or “sq ft/GLA,” impact fee is dollars per square foot.

¹ Service Station can include Mini Mart (less than or equal to 2,500 sq. ft.) and/or Car Wash. Mini Mart greater than 2,500 sq. ft. is calculated separately.

² Downtown: As defined in Olympia Municipal Code 15.040.020.O.

³ Downtown Services/Retail include Retail Stores, Restaurants, Supermarkets, Convenience Markets, Video Rentals, Banks, Health Clubs, Day Cares, and Libraries.

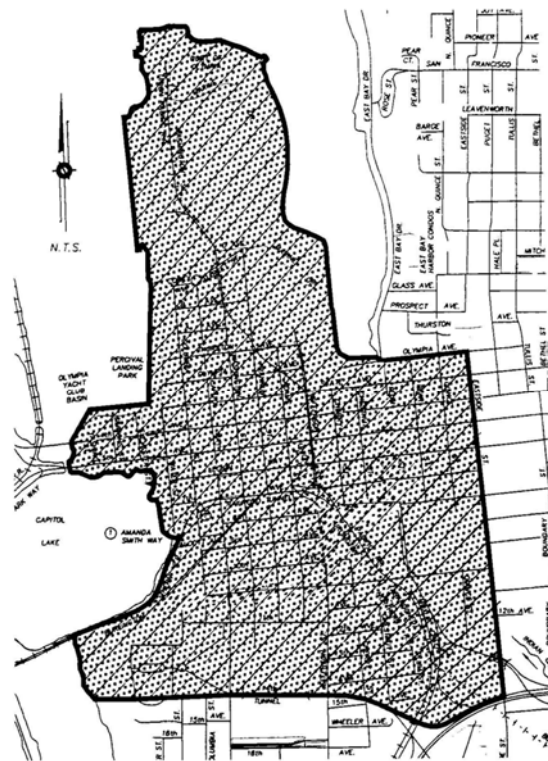
PARK IMPACT FEE
(Per Dwelling Unit)
(Applies to residential development only)
Effective January 1, 2018

HOUSING TYPE	IMPACT FEE
Single Family (including manufactured homes on individual lots)	\$5,581
Duplex (per unit)	\$3,796
Multifamily (including Townhouses)	\$3,796
Units in Senior Housing Developments (including single family units)	\$2,233
Downtown Multifamily (including Townhouses)	\$2,902
Mobile Home in Mobile Home Parks	\$2,233
Accessory Dwelling Units (only separate structures)	\$2,233
Single-room Occupancy	\$2,233

SCHOOL IMPACT FEE
(Per Dwelling Unit)
(Applies to residential development only)
Effective January 1, 2018

HOUSING TYPE	FEE PER UNIT
Single Family - detached	\$5,350
Multifamily per unit (including Townhouses)	\$2,621
Downtown Multifamily per unit (including Townhouses) [Not required.]	\$0.00

DOWNTOWN IMPACT FEE AREA



There are five (5) options regarding the amount of impact fee to pay.

1. Pay the amount as shown on this rate schedule.
2. Prior to obtaining a building permit, submit a request to the Director of Community Planning and Development (CP&D) for the City to provide an independent fee calculation for you. There is a \$500 fee for this calculation.
3. Submit your own independent fee calculation. The fee for review of this calculation is \$500 plus payment of any review costs (a second \$500 is required as a deposit toward such costs).
4. Appeal Process: Prior to an impact fee appeal, the fee payer must first make a Request for Director's Review on form available from CP&D. This request must be submitted in writing within 14 days of payment of the impact fee at issue. A written determination will be made by the Director and that determination may be appealed to the Olympia Hearing Examiner. See OMC 15.04.090 and OMC 18.75.040 for more information.
5. Include in the project proposal Transportation Demand Management (TDM) and Commute Trip Reduction (CTR) measures that reduce peak-hour traffic and, thus, reduce the need to build some transportation improvements. Eligible projects may reduce transportation impact fee assessments by providing:

ACTION	REDUCTION
Operational Improvements:	
<ul style="list-style-type: none"> Commercial development which would be occupied by employees subject to Commute Trip Reduction ordinance or evidence to voluntarily comply with Commute Trip Reduction ordinance. 	2%
Physical Improvements:	
<ul style="list-style-type: none"> Installation of onsite sheltered bus stop or bus stop within ¼ mile of site with adequate walkways as determined by Transportation Division staff. 	2%
<ul style="list-style-type: none"> Installation of preferential carpool/vanpool parking facilities. 	2%
<ul style="list-style-type: none"> Underbuild median parking requirements by at least 20. 	2%
Other:	
<ul style="list-style-type: none"> Other operational or physical Transportation Demand Management measures identified by the developer (with supporting documentation). 	Up to 5% based upon peak-hour trip reductions
Maximum Reduction	Up to 10%

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



12/1/2016

Keith Stahley, Director,
Community Planning and Development

Date