



**Planning & Community Development**  
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# Transportation Impact Fee (TIF) Estimation Form

Effective 1/1/2017

Permit Processing Hours: Monday to Friday 8:00 a.m. to 4:00 p.m.

The Transportation Impact Fee (TIF) Estimation Form is intended to provide a tool for applicants to assist in developing a preliminary estimate of their transportation impact fees. Such an estimate can be helpful for applicant budgeting purposes and to consider various development options. **This form is only a tool and should not be assumed to be the actual TIF amount due at building permit issuance.**

This form must be completed and submitted as part of the building permit application. During permit application review City staff will review the project proposal and calculate the actual TIF amount. The applicant will be notified of the final TIF amount prior to permit issuance. The TIF is payable as part of the permit issuance process. In some instances, applicants will be eligible for a credit to be applied to their TIF amount. Applicants may also opt to prepare an independent TIF Calculation, subject to SMC 12.40.060.

If you need any assistance completing this form, please contact City staff using the contact information above.

## GENERAL INFORMATION

Project Name:

Address:

Parcel Number(s):

Prepared By:

Project Description:

## PROPOSED & PRIOR LAND USES

Select the proposed Land Use Category/Description(s) from the drop down menu(s) below, and then enter the proposed number of units for each category/description. For projects with more than one proposed land use, be sure to enter information for each proposed land use. If there are any existing land uses that are being replaced then select the prior land uses from the drop down menu(s) below.

Proposed Land Use	Unit of Measure	Number	Rate	Preliminary
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Prior Land Use	Unit of Measure	Number	Rate	Preliminary
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TIF (Proposed use)

-TIF (Prior use)

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Net TIF

Administrative Fee (if applicable)

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**ESTIMATED TIF TOTAL**

Proposed project may qualify for exemption:

TRANSPORTATION IMPACT FEE RATE TABLE (SMC Chapter 3.01.015)

<b>ITE Code</b>	<b>Land Use Category/Description</b>	<b>Impact Fee Per Unit @ \$7,224.12 per Trip</b>	
90	Park-and-ride lot w/bus service	\$3,359.22	Per parking space
110	Light industrial	\$9.18	Per square foot
140	Manufacturing	\$6.91	Per square foot
151	Mini-warehouse	\$2.47	Per square foot
210	Single family house (includes townhouse and duplex)	\$6,566.72	Per dwelling unit
220	Apartment (includes accessory dwelling unit)	\$4,255.01	Per dwelling unit
230	Condominium	\$4,320.02	Per dwelling unit
240	Mobile home park	\$3,068.80	Per dwelling unit
251	Senior Housing	\$1,404.36	Per dwelling unit
254	Assisted Living	\$643.66	Per bed
255	Continuing care retirement	\$2,094.99	Per dwelling unit
310	Hotel	\$4,390.09	Per room
320	Motel	\$3,497.19	Per room
444	Movie theater	\$13.76	Per square foot
492	Health/fitness club	\$18.13	Per square foot
530	School (public or private)	\$5.33	Per square foot
540	Junior/community college	\$13.94	Per square foot
560	Church	\$3.59	Per square foot
565	Day Care Center	\$34.43	Per square foot
590	Library	\$17.40	Per square foot
610	Hospital	\$8.43	Per square foot
710	General office	\$12.69	Per square foot
720	Medical Office	\$23.06	Per square foot
731	State Motor vehicles dept.	\$111.12	Per square foot
732	United States post office	\$26.51	Per square foot
820	General retail & Personal Svr. (includes shopping center)	\$9.60	Per square foot
841	Car Sales	\$17.66	Per square foot
850	Supermarket	\$26.22	Per square foot
851	Convenience market-24 hr	\$48.72	Per square foot
854	Discount Supermarket	\$26.74	Per square foot
880	Pharmacy/Drugstore	\$15.44	Per square foot
912	Bank	\$37.57	Per square foot
932	Restaurant: sit-down	\$27.09	Per square foot
934	Fast food	\$62.34	Per square foot
937	Coffee/donut shop	\$79.08	Per square foot
941	Quick lube shop	\$28,119.87	Per service bay
944	Gas station	\$25,570.66	Per pump
948	Automated car wash	\$54.66	Per square foot

Highlighted items are eligible for an exemption per SMC 12.40.070 effective 03/29/16