



Fire Impact Fees

Planning & Community Development

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When are Fire Impact Fees required?

Impact fees are required as part of development proposals when an applicant is seeking a building permit from the City. All building permits issued by the City will be charged impact fees. See Table A for fees.

Are there exemptions to the Fire Impact Fees?

The following development activities are exempted from the payment of all fire impact fees:

- Alteration or replacement of an existing residential structure that does not create an additional dwelling unit or change the type of dwelling unit
- Alteration or replacement of an existing non-residential structure that does not expand the usable space or change the existing land use
- Miscellaneous improvements which do not generate increased need for emergency services, including, but not limited to, fences, walls, residential swimming pools, and signs
- Demolition or moving of a structure
- Properties that have undergone State Environmental Policy Act review and received a final decision that includes mitigation requirements
- Any development that creates insignificant and/or temporary additional impacts on emergency services

When are Fire Impact Fees due?

Impact fees are due and payable at the time a building permit is issued by the City.

How are the Fire Impact Fees calculated?

The calculation of fire impact fees, listed in Table A, is described in the Shoreline Fire Department Mitigation and Level of Service Policy. A copy of the policy is available on the City's website. The policy used methods for calculating the impact fees that are consistent with the requirements of State of Washington laws and regulations.

Hours of Operation:

Monday 8:00 am-5:00 pm
Tuesday 8:00 am-5:00 pm
Wednesday 1:00 pm-5:00 pm
Thursday 8:00 am-5:00 pm
Friday 8:00 am-5:00 pm

Permit Processing Ends at 4:00 pm Daily

How can I estimate the amount of my Fire Impact Fees?

Impact fees can be estimated using the rates shown in Table A. Impact fees for residential uses can be estimated by multiplying the proposed number of dwelling units by the appropriate impact fee rate. The impact fees for most commercial uses can be estimated by multiplying the proposed square footage by the appropriate impact fee rate. You can use the City's online fee calculator to estimate the amount of the fee for the types of development listed in Table A. This estimate will be provided to the Shoreline Fire Department for an evaluation of potential credits that a development may be eligible to receive. These credits are derived from actual fire department performance for the previous year. However, for single family residential projects there are two areas where a developer can receive credits based on project design, which are identified below:

- A 15% credit to the fee if fire flow $\geq 1,500$ GPM or structure spacing > 15 feet.
- A 30% credit to the fee if sprinklers are not required, but installed voluntarily.

Where does money collected for the Fire Impact Fees go?

The City will distribute all fire impact fees collected to the Shoreline Fire Department. Fees collected will be applied toward capital improvement projects listed in the Shoreline Fire Department's Capital Facilities and Equipment Plan. A copy of the plan is available on the City's website.

How is the Fire Impact Fee calculated if the use of the building is changed?

An impact fee applies to a building permit application that includes changing the use of the existing building from a lower impact use to a higher impact use. The fire impact fee shall be the applicable impact fee for the land use category of the new use, less any impact fee associated with the immediately preceding use. For example, if a building had been used as a supermarket and was converted to a health club, then the impact fee would be the difference between the rate for a supermarket (Commercial 1) and the rate for a health club (Commercial 2).

How would a refund be considered?

A project applicant may request a refund from the Shoreline Fire Department, including interest earned on fire impact fees, when:

1. The permitted development activity is not pursued, and
2. The Shoreline Fire Department has not expended or encumbered the impact fees in good faith prior to the application for refund.

If the Shoreline Fire Department has expended or encumbered the fees in good faith, no refund shall be granted, but the amount of the impact fee may be credited against future impact fees on the same parcel. Owners seeking a refund of fire impact fees must submit a written request for a refund of the fees to the Shoreline Fire Department within one year of the date the right to claim such refund arises or the date that notice is given, whichever is later.

Regulations

Regulations related to Fire Impact Fees can be found in the chapter 3.75 of the Shoreline Municipal Code (SMC). Current fee rates are contained in SMC 3.01.017 Fire Impact Fees of the City's Fee Schedule.

The SMC is available on the City's website:

<http://www.shorelinewa.gov/government/departments/city-clerk-s-office/codes>

Table A
 SMC 3.01.017 Fire Impact Fees

A. Rate Table	
Use Category	Impact Fee
Residential	
Single-Family Residential	\$2,187.00 per dwelling unit
Multi-Family Residential	\$1,895.00 per dwelling unit
Commercial	
Commercial 1	\$2.69 per square foot
Commercial 2	\$1.73 per square foot
Commercial 3	\$5.42 per square foot