Park Impact Fees

Planning & Community Development

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The City of Shoreline adopted Park Impact Fees (PIF) by Ordinance No. 786 effective January 1, 2018. This ordinance is found in Shoreline Municipal Code (SMC) Chapter 3.70.

The Growth Management Act, 36.70c RCW, requires cities to plan and provide parks and recreation facilities that are adequate to accommodate growth.

A park impact fee is a one-time payment by new development to pay for capital costs of facilities needed to support the new development. Park impact fees are charged during the building permitting process and used to fund projects to maintain levels of service of Shoreline's park system. The intent is to share the financial responsibility of providing for recreation facilities, such as new parks, open space and recreation facilities that support future growth with the development that grows our population and economy.

The fee is proportionate to the size of the development, or change in use. More potential residents, customers, or visitors result in higher fees. Park impact fees can only be used for “system improvements” included in an adopted six-year Capital Improvement Plan (CIP), and that are improvements reasonably related to and benefit the new development. Impact fee rates must be adjusted to account for other revenues that the development pays.

When are Park Impact Fees required?

Park impact fees are required as part of development proposals when an applicant is seeking a building permit from the City for certain types of residential development. See Table A for fees.

Are there exemptions to the Park Impact Fees?

The following development activities are exempted from the payment of all transportation 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
- Miscellaneous improvements which do not generate increased need for park facilities, including, but not limited to, fences, walls, residential swimming pools, and signs
- Demolition or moving of a structure
- Low-income housing provided by a non-profit agency, subject to specific conditions

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

- Properties that have undergone State Environmental Policy Act (SEPA) review and received a final decision that includes mitigation requirements on the condition that the SEPA mitigation obligation has or will be fulfilled by the time the impact fees, if applicable, would be due.

- Any development that creates insignificant and/or temporary additional impacts on any parks, open space, and recreation facility, including, but not limited to home occupations that do not generate any additional demand for park facilities; special events permits; and Temporary structures not exceeding a total of 30 days.

When are Park Impact Fees due?

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

How were the Park Impact Fees calculated?

The calculation of park impact fees, listed in Table A, is described in the Rate Study for Impact Fees for Parks, Open Space and Recreation Facilities, adopted with Ordinance No. 786. A copy of the rate study can be obtained by contacting the Planning & Community Development Department at pcd@shorelinewa.gov or 206-801-2500. The rate study used methods for calculating the impact fees that are consistent with the requirements of State of Washington codes.

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

Park impact fees can be estimated using the rates shown in Table A. Park impact fees for residential uses can be estimated by multiplying the proposed number of dwelling units 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.

Where does money collected for the Park Impact Fees go?

Fees collected will be applied toward recreation facilities, such as new parks, open space and recreation facilities that support future growth with the development that grows our population and economy. Park impact fees can only be used for "system improvements" included in an adopted six-year Capital Improvement Plan (CIP), and that are improvements reasonably related to and benefit the new development. Impact fee rates must be adjusted to account for other revenues that the development pays.

How would a refund be considered?

A project applicant may request a refund, including interest earned on park impact fees, when:

1. The development for which the impact fees were imposed did not occur, and
2. The City has not expended or encumbered the park impact fees within 10 years of the date the fees were paid.

If the City 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 park impact fees must submit a written request for a refund of the fees to the Director within one year of the date the right to claim such refund arises or the date that notice is given, whichever is later.

TABLE A

PARK IMPACT FEE RATE TABLE (SMC Chapter 3.01.016)

A. Rate Table		
Land Use Category	**Impact Fee**	
Single Family Residential	$4,286.00	per dwelling unit
Multi-Family Residential	$2,812.00	per dwelling unit

B. Administrative Fees		**2020 Fee Schedule**
1	Administrative fee – All applicable projects	Hourly rate, 1-hour minimum $204.00
2	Administrative fee – Impact fee estimate/preliminary determination	Hourly rate, 1-hour minimum $204.00
3	Administrative fee – Independent fee calculation	Hourly rate, 1-hour minimum $204.00
4	Administrative fee – Deferral program	Hourly rate, 1-hour minimum $204.00