



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

Effective 1/1/2026

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 3.80.060.

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	Quantity	Person Trips	Rate	Preliminary
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Prior Land Use	Unit of Measure	Quantity	Person Trips	Rate	Preliminary
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\*Net Person Trips Generated:

*\*If the project generates more than 27 person trips, a Transportation Impact Analysis (TIA) will be required. See [Traffic Study Guidelines](#) for TIA scoping criteria. A TIA may also be required discretionarily on a case-by-case basis.*

TIF (Proposed use)

-TIF (Prior use)

Net TIF

Hourly Administrative Fee (If Applicable)

## ESTIMATED TIF TOTAL

Proposed project is in High Activity Area (HAA), may qualify for discounted rate

Proposed project may qualify for exemption:

**Transportation Impact Fee Schedule** ([SMC Fee Schedules](#))

ITE Code	Land Use Category/Description	2026 Per Unit Impact Fee Rest of City	2026 Per Unit Impact Fee High Activity Area
N/A	Per Person Trip Fee	\$ 7,577.00 per Person Trip	\$ 6,440.00 per Person Trip
<b>A. Rate Table</b>			
110 *	General Light Industrial	\$ 6.06 per sq ft	Not Applicable
130	Industrial Park	\$ 3.28 per sq ft	\$ 2.78 per sq ft
140 *	Manufacturing	\$ 6.06 per sq ft	Not Applicable
150	Warehousing	\$ 1.55 per sq ft	\$ 1.33 per sq ft
151	Mini-warehouse	\$ 1.40 per sq ft	\$ 1.19 per sq ft
210	Single family house Detached House	\$ 10,876.00 per dwelling unit	\$ 9,244.00 per dwelling unit
210ADU	ADU - Single Family Principle Unit	\$ 5,438.00 per dwelling unit	\$ 4,622.00 per dwelling unit
220	Low-Rise Multifamily (Apartment, condo, townhome)	\$ 5,438.00 per dwelling unit	\$ 4,623.00 per dwelling unit
220ADU	ADU - Low-Rise Multifamily Principle Unit	\$ 2,719.00 per dwelling unit	\$ 2,311.00 per dwelling unit
220CO	Co-Living - Low-Rise	\$ 1,359.00 per room	\$ 1,155.00 per room
221	Mid-Rise Multifamily (Apartment, condo)	\$ 4,833.00 per dwelling unit	\$ 4,108.00 per dwelling unit
221ADU	ADU - Mid-Rise Multifamily Principle Unit	\$ 2,416.00 per dwelling unit	\$ 2,054.00 per dwelling unit
221CO	Co-Living - Mid-Rise	\$ 1,208.00 per room	\$ 1,027.00 per room
222	High-Rise Multifamily (Apartment, condo)	\$ 3,955.00 per dwelling unit	\$ 3,362.00 per dwelling unit
222ADU	ADU - High-Rise Multifamily Principle Unit	\$ 1,977.00 per dwelling unit	\$ 1,681.00 per dwelling unit
222CO	Co-Living - High-Rise	\$ 988.00 per room	\$ 840.00 per room
240	Mobile home park	\$ 5,054.00 per dwelling unit	\$ 4,295.00 per dwelling unit
251	Senior housing - Single Family	\$ 3,296.00 per dwelling unit	\$ 2,801.00 per dwelling unit
252	Senior housing - Multifamily	\$ 2,746.00 per dwelling unit	\$ 2,334.00 per dwelling unit
254	Assisted Living	\$ 1,208.00 per bed	\$ 1,027.00 per bed
254AFH *	Assisted Living - Adult Family Home	\$ 1,208.00 per bed	\$ 1,027.00 per bed
255	Continuing care retirement	\$ 2,088.00 per dwelling unit	\$ 1,775.00 per dwelling unit
310 *	Hotel	\$ 6,592.00 room	\$ 5,604.00 room
320	Motel	\$ 4,174.00 per room	\$ 3,548.00 per room
330 *	Resort Hotel	\$ 6,592.00 room	\$ 5,604.00 room
445	Movie theater (per seat)	\$ 724.00 per seat	\$ 616.00 per seat
445	Movie theater (per screen)	\$ 112,379.00 per screen	\$ 95,522.00 per screen
492	Health/fitness club	\$ 24.50 per sq ft	\$ 20.82 per sq ft
493	Athletic Club	\$ 24.50 per sq ft	\$ 20.82 per sq ft
520	Elementary School	\$ 10.47 per sq ft	\$ 8.89 per sq ft
522	Middle/JR High School	\$ 9.09 per sq ft	\$ 7.72 per sq ft
530	High School (public or private)	\$ 7.41 per sq ft	\$ 6.30 per sq ft
540	Junior/community college	\$ 841.00 per student	\$ 715.00 per student
560	Church	\$ 4.68 per sq ft	\$ 3.97 per sq ft
565 *	Day Care Center	\$ 10.61 per sq ft	\$ 9.02 per sq ft
590	Library	\$ 57.96 per sq ft	\$ 49.27 per sq ft
610	Hospital	\$ 7.41 per sq ft	\$ 6.30 per sq ft
710 *	General office	\$ 11.98 per sq ft	\$ 10.18 per sq ft
712 *	Small Office Building	\$ 11.98 per sq ft	\$ 10.18 per sq ft
715	Single Tenant Office Building	\$ 11.98 per sq ft	\$ 10.18 per sq ft
720 *	Medical office	\$ 27.25 per sq ft	\$ 23.15 per sq ft
731	State motor vehicles dept	\$ 36.93 per sq ft	\$ 31.40 per sq ft
732	United States post office	\$ 79.62 per sq ft	\$ 67.68 per sq ft

ITE Code	Land Use Category/Description	2026 Per Unit Impact Fee	2026 Per Unit Impact Fee
		Rest of City	High Activity Area
750 *	Office park	\$ 11.98 per sq ft	\$ 10.18 per sq ft
760 *	Research and Development Center	\$ 11.98 per sq ft	\$ 10.18 per sq ft
770 *	Business Park	\$ 11.98 per sq ft	\$ 10.18 per sq ft
813	Free Standing Discount Superstore	\$ 31.25 per sq ft	\$ 26.57 per sq ft
815	Free Standing Discount Store	\$ 31.25 per sq ft	\$ 26.57 per sq ft
816	Hardware/Paint Store	\$ 10.15 per sq ft	\$ 8.63 per sq ft
820	General retail and personal services (includes shopping center)	\$ 23.82 per sq ft	\$ 20.24 per sq ft
841	Car sales	\$ 28.41 per sq ft	Not Applicable
850	Supermarket	\$ 54.26 per sq ft	\$ 46.12 per sq ft
851	Convenience market-24 hr	\$ 227.90 per sq ft	\$ 193.71 per sq ft
857	Discount Club	\$ 31.25 per sq ft	\$ 26.57 per sq ft
862	Home Improvement Superstore	\$ 12.81 per sq ft	\$ 10.88 per sq ft
863	Electronics Superstore	\$ 31.25 per sq ft	\$ 26.57 per sq ft
864	Toy/Children's Superstore	\$ 31.25 per sq ft	\$ 26.57 per sq ft
880	Pharmacy/drugstore	\$ 41.10 per sq ft	\$ 34.94 per sq ft
881	Pharmacy/drugstore with Drive-Thru	\$ 49.70 per sq ft	\$ 42.25 per sq ft
890	Furniture Store	\$ 2.95 per sq ft	\$ 2.51 per sq ft
911	Bank without Drive-Thru	\$ 57.58 per sq ft	\$ 48.94 per sq ft
912	Bank	\$ 101.48 per sq ft	\$ 86.25 per sq ft
931 *	Fine Dining Restaurant	\$ 41.36 per sq ft	\$ 35.16 per sq ft
932 *	High Turnover (Sit-Down) Restaurant	\$ 52.74 per sq ft	\$ 44.83 per sq ft
933 *	Fast Food Restaurant without Drive-Through	\$ 157.26 per sq ft	\$ 133.67 per sq ft
934	Fast food	\$ 157.26 per sq ft	Not Applicable
936 *	Coffee/Donut Shop without Drive-Through	\$ 61.16 per sq ft	\$ 51.98 per sq ft
937	Coffee/donut shop	\$ 73.85 per sq ft	Not Applicable
941	Quick lube shop	\$ 17,454.00 per service bay	Not Applicable
942	Auto Care Center	\$ 20.62 per sq ft	\$ 17.53 per sq ft
944	Gas Service station	\$ 50,492.00 per pump	Not Applicable
945	Gas Service Station with Mini-Mart	\$ 50,348.00 per pump	\$ 42,795.00 per pump
948	Automated car wash (Transportation Impact Analysis required)	\$ 7,577.00 per PM peak person trip	Not Applicable
970 *	Wine Tasting Room	\$ 69.24 per sq ft	\$ 58.85 per sq ft
971 *	Brewery Tap Room	\$ 93.10 per sq ft	\$ 79.14 per sq ft
975 *	Drinking Place	\$ 107.59 per sq ft	\$ 91.45 per sq ft
<b>B. Administrative Fees Development</b>			
See <a href="#">Planning and Community Development</a>			

**Notes:**

- Highlighted items with the ITE codes followed by an asterisk(\*) are eligible for business exemptions per [SMC 3.80.070](#).
- For *High-Impact Areas*, those showing “Not Applicable” do not receive a HAA discounted fee as per [SMC 3.80.075 \(A\)\(2\)](#).
- ADU specific TIF fees (ITE Codes ending in ADU) were added to comply with [RCW 36.70A.681\(1\)\(a\)](#) which states that impact fees for ADUs can be no greater than 50% the fee of the principal unit as indicated by the matching ITE code ending in ADU.
- Co-Living specific TIF fees (TIE Codes ending in CO) were added to comply with [RCW 82.02.060\(1\)](#) which requires proportional fees based on square footage, number of bedrooms or trips generated to accommodate smaller housing units.
- Land Use ITE Code 988 – *Automated Car Wash* requires a Transportation Impact Analysis (TIA) to calculate the final fee required.
- Final determination of actual fees charged will be determined following review and confirmation of Land Use during the permitting process.
- *This sheet should only be used for estimation purposes. All "per 1,000 sq ft" in the original adopted fee schedule are converted to "per sq ft" here and are rounded to the nearest cent. Table includes all fees inclusive of those that are used administratively for the purpose of calculating exemptions.*