



PERMIT CENTER

HANDOUT ON TRANSPORTATION IMPACT FEES

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Customer Service Center

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Transportation Impact Fees are authorized by [Auburn City Code Chapter 19.04](#). This handout summarizes selected parts of the Impact Fee Code. This document is not intended to replace or supersede any portion of the Impact Fee code.

What are Transportation Impact Fees?

- Impact fees are used to pay for a developments proportionate share of the impacts to the City's transportation network resulting from growth. The current impact fees are included in the City of [Auburn Fee Schedule](#).
- Transportation impact fees are charged only for new construction or changes in land use that create a need for transportation capacity improvements.

When Are Transportation Impact Fees paid?

- The City collects Transportation Impact fees at the time a building permit is issued. If a change in land use does not require a building permit, Transportation Impact Fees will then be collected at the issuance of the business license.

Exceptions:

Fee payers may request credits, refunds, or exemptions. These are defined as follows:

- A feepayer can request that a credit or credits for transportation impact fees be awarded to him/her for transportation project improvements provided by the feepayer in excess of the standard requirements for the feepayer's development if the land, improvements, and/or the facility constructed are identified as transportation system improvements that provide capacity to serve new growth in the capital facilities plan, or the director, at his/her discretion, makes the finding that such land, improvements, and/or facilities would serve the transportation goals and objectives of the capital facilities plan.
- Refunds are available if the impact fees paid are not spent or encumbered within ten (10) years of when the fees were paid. Requests for refunds should be addressed to the Public Works Director.
- Exemptions are listed in Auburn City Code Chapter 19.04. Fee payers may request the Public Works Director to determine whether a particular development falls within an exemption defined in the ordinance.
- All requests for credits, refunds, or exemptions must be in writing and filed with the Public Works Director at the address listed on the cover of this handout.

Answers to Common Questions about Transportation Impact Fees

Q: Do I have to pay the impact fee if I am going to appeal the amount or ask for a refund?

A: Yes. Impact fees must be paid prior to filing an appeal. If an appeal or refund is granted, your money will be refunded.

Q: What if I am proposing a land-use not included in the Fee Schedule?

A: You may be required to submit an independent fee calculation prepared by a licensed traffic engineer that justifies your estimated impact fee to the City Traffic Engineering division for review (contact the City's Public Works Department for more information and to find out if an independent study will be required).

Q: If I change the use of the building from residential to nonresidential, or vice versa, do I pay an impact fee?

A: When a residence is converted to a commercial use, transportation impact fees are often assessed. When a commercial use is converted to a residence impact fees are typically not assessed.

Q: Are impact fees a substitute for State Environmental Policy Act (SEPA) mitigation?

A: In the past, developers and builders may have been asked to provide mitigation for transportation impacts. The mitigation is now collected through impact fees. However, SEPA mitigation may still be required for other necessary improvements specific to the development or site or for transportation projects that are not part of the list of projects for which impact fees are being collected.

Q: What is the money used for?

A: Transportation impact fees fund transportation system improvements that provide additional capacity to the City's transportation system and are included in the City's Transportation Improvement Plan (TIP). Projects currently funded by the transportation impact fees are shown in the City's current [Transportation Improvement Plan](#).

Q: How can I estimate the amount of my impact fee?

A: Impact fees can be estimated based on the use of the property and associated structures using the Fee Schedule. Impact fees for residential uses, including hotels and motels, can be estimated by multiplying the number of dwellings/units by the appropriate impact fee rate in the Fee Schedule. Most commercial and industrial impact fees can be estimated by multiplying the total square footage (sf) of the gross floor area (GFA) of the structure(s) by the correct impact fee rate from the Fee Schedule. An exception to this is retail shopping where the square footage (sf) of the gross leasable area (GLA) is multiplied by the impact fee rate. The gross leasable area (GLA) is the area that produces income and for which tenants pay rent.