



2021 IMPACT FEES

What are Impact Fees?

- ◆ An impact fee is a tax on development used to pay for its proportionate share of the impacts to public facilities. The City of Olympia collects impact fees for transportation, parks, and school facilities.
- ◆ Impact fees are charged only for new construction or changes in building use that create a need for street improvements, schools or parks facilities. (See pages 2 and 3 for fee schedules.)

When are Impact Fees Paid?

- ◆ Impact fees are based on the rates in effect on the date a complete building permit application is submitted and are collected by the City at the time a building permit is issued.
- ◆ Impact fees may be deferred until prior to final inspection subject to executed *Impact Fee Deferral Agreement* in a form acceptable to the City Attorney and an administrative fee of \$50. The City retains the full authority to withhold inspections and to suspend, revoke or refuse to issue occupancy and other building permits and to commence enforcement actions due to non-payment of impact fees. (OMC 15.04.040.H)

Exceptions:

- ◆ Fee payers may request credits, reductions, refunds, or exemptions:
 - ◆ Credits can be granted for the value of dedicated land, improvements, or construction provided by the fee payer if the land, improvements, and/or facility are within the City's adopted Capital Facilities Plan. The amount of the credit cannot exceed the impact fees that would have been due from the project. Any claim for a credit must be made to the Director of the Community Planning and Development Department no later than 20 calendar days after the submission of an application for a building permit.
 - ◆ Refunds are available if the impact fees paid are not spent or encumbered within ten years of when the fees were paid. Refunds must be requested within one year of the date the right to claim the refund arises.
 - ◆ Exemptions are listed in the impact fee code. Fee payers may request that the Director of Community Planning and Development (or Olympia School District for school impact fees) determine whether a particular development falls within an exemption defined in the code.
 - ◆ All requests for credits, reductions, refunds, or exemptions must be in writing and filed with the Director of Community Planning and Development at the address below.

TRANSPORTATION IMPACT FEE RATE SCHEDULE

Effective January 1, 2020 – June 30, 2021

(Transportation Impact Fees effective on July 1, 2021 are listed on page 3)

Land Uses	Unit of Measure	Fee
RESIDENTIAL		
Single Family (Detached)	Dwelling	\$3,219
Multifamily – Duplex, Triplex, Fourplex, Cottage Housing & Courtyard Apartment	Dwelling	\$1,925
Apartment (3-10 levels) including Studio	Dwelling	\$1,512
Senior Housing & Accessory Dwelling Unit	Dwelling	\$728
Mobile Home	Dwelling	\$1,496
COMMERCIAL – SERVICES		
Bank	Sq ft/GFA	\$22.01
Daycare	Sq ft/GFA	\$22.93
Hotel/Motel	Room	\$2,230
Service Station ¹	Fueling position	\$9,388
Quick Lubrication Vehicle Shop	Servicing Positions	\$5,738
Automobile Care Center	Sq ft/GLA	\$4.77
Movie Theatre	Seat	\$127
Health Club	Sq ft/GFA	\$7.62
Marina	Berth	\$492
INSTITUTIONAL		
Elementary/Jr High/High School	Student	\$193
University/College	Student	\$426
Church	Sq ft/GFA	\$1.89
Hospital	Sq ft/GFA	\$3.46
Asst Living, Nursing Home, Group Home	Bed	\$572
INDUSTRIAL		
Light Industry/Manufacturing/Industrial Park	Sq ft/GFA	\$4.03
Warehousing/Storage	Sq ft/GFA	\$1.52
Mini Warehouse	Sq ft/GFA	\$1.23
RESTAURANT		
Restaurant	Sq ft/GFA	\$13.25
Fast Food Restaurant	Sq ft/GFA	\$30.33
Coffee/Donut Shop with Drive-Through Window	Sq ft/GFA	\$25.84
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	Sq ft/GFA	\$9.96
COMMERCIAL RETAIL		
Retail Shopping Center		
Up to 49,999 sq ft	Sq ft/GLA	\$5.72
50,000 – 99,999 sq ft	Sq ft/GLA	\$5.05
100,000 – 199,999 sq ft	Sq ft/GLA	\$4.97
200,000 – 299,999 sq ft	Sq ft/GLA	\$4.55
300,000 – 399,999 sq ft	Sq ft/GLA	\$5.41
Over 400,000 sq ft	Sq ft/GLA	\$6.10
COMMERCIAL OFFICE		
Administrative Office		
Up to 99,999 sq ft	Sq ft/GFA	\$11.47

100,000 – 199,999 sq ft	Sq ft/GFA	\$6.99
200,000 - 299,999 sq ft	Sq ft/GFA	\$6.10
300,000 sq ft and over	Sq ft/GFA	\$5.71
Medical Office/Clinic	Sq ft/GFA	\$11.94

Land Uses	Unit of Measure	Fee
OTHER RETAIL USES		
Supermarket >5,000 sq ft	Sq ft/GFA	\$11.84
Convenience Market < 5,000 sq ft	Sq ft/GFA	\$31.01
Furniture Store	Sq ft/GFA	\$0.33
Car Sales – New/Used	Sq ft/GFA	\$8.96
Nursery/Garden Center	Sq ft/GFA	\$9.48
Pharmacy/Drugstore	Sq ft/GFA	\$6.24
Hardware/Bldg Materials Store <25,000 sq ft	Sq ft/GFA	\$5.26
Discount Merchandise Store (free standing)	Sq ft/GFA	\$5.80
Video Rental	Sq ft/GFA	\$9.67
Home Improvement Superstore >25,000 sq ft	Sq ft/GFA	\$2.64
Miscellaneous Retail Sales	Sq ft/GLA	\$5.46
DOWNTOWN FEES²		
Apartment includes all Multi Family Uses, Townhouse, & Studio	Dwelling	\$902.00
Senior Housing, Accessory Dwelling & Single Room Occupancy	Dwelling	\$435
Asst Living, Nursing Home, Group Home	Bed	\$341
Hotel/Motel	Room	\$1,330
Movie Theatre	Seat	\$82
Marina	Berth	\$294
Downtown Services/Retail ³	Sq ft/GLA	\$3.60
DOWNTOWN ADMINISTRATIVE OFFICE²		
Up to 99,999 sq ft	Sq ft/GFA	\$7.92
100,000 – 199,999 sq ft	Sq ft/GFA	\$4.83
200,000 - 299,999 sq ft	Sq ft/GFA	\$4.21
300,000 sq ft and over	Sq ft/GFA	\$3.95
Medical Office/Clinic	Sq ft/GFA	\$8.25
Industrial Park	Sq ft/GFA	\$2.78
Warehousing/Storage	Sq ft/GFA	\$1.05
Mini Warehouse	Sq ft/GFA	\$0.85

Notes:

For uses with Unit of Measure in "sq ft/GFA" or "sq ft/GLA," impact fee is dollars per square foot.

¹ Service Station can include Mini Mart (less than or equal to 2,500 sq. ft.) and/or Car Wash. Mini Mart greater than 2,500 sq. ft. is calculated separately.

² Downtown: As defined in Olympia Municipal Code 15.040.020.O.

³ Downtown Services/Retail include Retail Stores, Restaurants, Supermarkets, Convenience Markets, Video Rentals, Banks, Health Clubs, Day Cares, and Libraries.

TRANSPORTATION IMPACT FEE RATE SCHEDULE

Effective July 1, 2021

<i>Land Uses</i>	<i>Unit of Measure</i>	<i>Fee</i>
RESIDENTIAL		
Single Family (Detached), Townhouse & Manufactured Home	Dwelling	\$3,662
Multifamily including Apartment (1 to 2 levels), Duplex, Triplex, Fourplex, Cottage Housing & Courtyard Apartment	Dwelling	\$2,071
Apartment (3-10 levels) including Studio	Dwelling	\$1,627
Senior Housing, Accessory Dwelling Unit & Single-Room Occupancy Unit	Dwelling	\$1,036
Mobile Home	Dwelling	\$1,701
COMMERCIAL – SERVICES		
Bank	Sq ft/GFA	\$42.38
Daycare	Sq ft/GFA	\$29.31
Hotel/Motel	Room	\$3,292
Service Station ¹	Fueling position	\$19,628
Quick Lubrication Vehicle Shop	Servicing Positions	\$10,825
Automobile Care Center	Sq ft/GLA	\$7.44
Movie Theatre	Screen	\$37,510
Health Club	Sq ft/GFA	\$8.25
Marina	Berth	\$607
INSTITUTIONAL		
Elementary/Jr High/High School	Student	\$360
University/College	Student	\$308
Church	Sq ft/GFA	\$1.57
Hospital	Sq ft/GFA	\$2.49
Assisted Living, Nursing Home, Group Home	Sq ft/GFA	\$1.90
INDUSTRIAL		
Light Industry/Manufacturing/Industrial Park	Sq ft/GFA	\$1.10
Warehousing/Storage	Sq ft/GFA	\$0.52
Mini Warehouse	Sq ft/GFA	\$0.47
RESTAURANT		
Restaurant	Sq ft/GFA	\$13.93
Fast Food Restaurant	Sq ft/GFA	\$52.09
Coffee/Donut Shop with Drive-Through Window	Sq ft/GFA	\$69.16
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	Sq ft/GFA	\$29.23
COMMERCIAL RETAIL		
Retail Shopping Center		
Up to 49,999 sq ft	Sq ft/GLA	\$10.37
50,000 – 99,999 sq ft	Sq ft/GLA	\$10.27
100,000 - 199,999 sq ft	Sq ft/GLA	\$9.36
200,000 – 299,999 sq ft	Sq ft/GLA	\$8.87
300,000 – 399,999 sq ft	Sq ft/GLA	\$8.76
Over 400,000 sq ft	Sq ft/GLA	\$9.06
COMMERCIAL OFFICE		
Administrative Office		

Up to 99,999 sq ft	Sq ft/GFA	\$3.19
100,000 – 199,999 sq ft	Sq ft/GFA	\$3.12
200,000 - 299,999 sq ft	Sq ft/GFA	\$3.05
300,000 sq ft and over	Sq ft/GFA	\$3.02
Medical Office/Clinic	Sq ft/GFA	\$8.08

<i>Land Uses</i>	<i>Unit of Measure</i>	<i>Fee</i>
OTHER RETAIL USES		
Supermarket >5,000 sq ft	Sq ft/GFA	\$18.86
Convenience Market < 5,000 sq ft	Sq ft/GFA	\$76.73
Furniture Store	Sq ft/GFA	\$0.78
Car Sales – New/Used	Sq ft/GFA	\$9.57
Nursery/Garden Center	Sq ft/GFA	\$15.49
Pharmacy/Drugstore	Sq ft/GFA	\$14.09
Hardware/Bldg Materials Store <25,000 sq ft	Sq ft/GFA	\$3.94
Discount Merchandise Store (free standing)	Sq ft/GFA	\$9.39
Home Improvement Superstore >25,000 sq ft	Sq ft/GFA	\$4.31
Miscellaneous Retail Sales	Sq ft/GLA	\$8.02
DOWNTOWN² AND HIGH DENSITY CORRIDOR FEES³		
Multi Family (including Apartment, Duplex, Triplex, Fourplex, Cottage Housing, and Courtyard Apartment), Townhouse, and Studio	Dwelling	\$1,185
Senior Housing, Accessory Dwelling Unit & Single Room Occupancy Unit	Dwelling	\$629
Assisted Living, Nursing Home, Group Home	Sq ft/GFA	\$1.48
Hotel/Motel	Room	\$1,738
Movie Theatre	Screen	\$29,258
Marina	Berth	\$474
Downtown Services/Retail ⁴	Sq ft/GLA	\$6.50
DOWNTOWN ADMINISTRATIVE OFFICE²		
Up to 99,999 sq ft	Sq ft/GFA	\$2.49
100,000 – 199,999 sq ft	Sq ft/GFA	\$2.44
200,000 - 299,999 sq ft	Sq ft/GFA	\$2.38
300,000 sq ft and over	Sq ft/GFA	\$2.35
Medical Office/Clinic	Sq ft/GFA	\$6.30

Notes:

For uses with Unit of Measure in “sq ft/GFA” or “sq ft/GLA,” impact fee is dollars per square foot.

¹ Service Station can include Mini Mart (less than or equal to 2,500 sq. ft.) and/or Car Wash. Mini Mart greater than 2,500 sq. ft. is calculated separately.

² Downtown: As defined in Olympia Municipal Code 15.040.020.O.

³ High Density Corridor (HDC): will only include HDC-1, HDC-2, HDC-3 land use zoning areas and shall have the same meaning as set forth in Olympia Municipal Code Subsections 18.06.020B.10., .11, and .12.

⁴ Downtown Services/Retail include Retail Stores, Restaurants, Supermarkets, Convenience Markets, Video Rentals, Banks, Health Clubs, Day Cares, and Libraries.

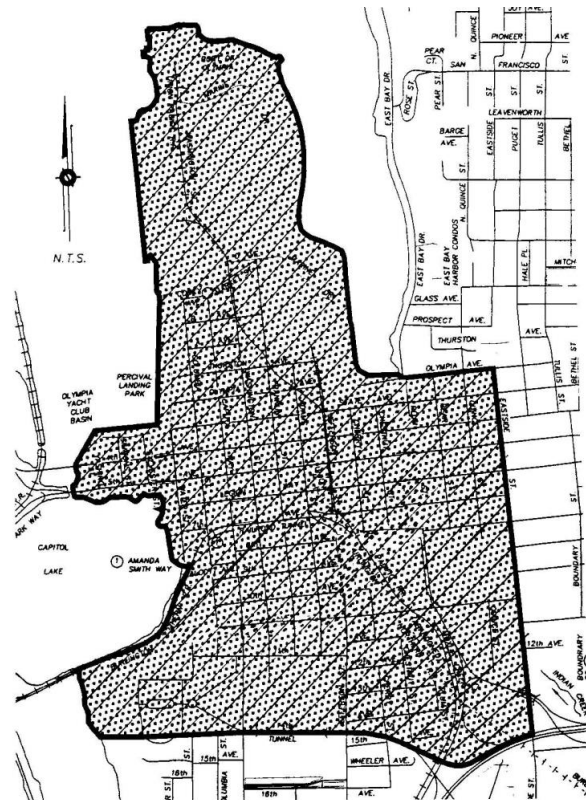
PARK IMPACT FEE
 (Per Dwelling Unit)
 (Applies to residential development only)
 Effective January 1, 2021

HOUSING TYPE	IMPACT FEE
Single Family including manufactured homes on individual lots, Townhouses	\$5,581
Multi Family including Apartments, Duplex, Triplex, Fourplex, Cottage Housing, and Courtyard Apartments	\$3,796
Units in Senior Housing Developments (including single family units)	\$3,796
Mobile Home in Mobile Home Parks	\$3,796
Single Room Occupancy Studios. Accessory Dwelling Units (Accessory Dwelling Units created within Single Family structure, which are exempt)	\$2,233
Downtown Multifamily (including apartments, Duplex, Triplex, Fourplex, Cottage Housing, Courtyard Apartments) and Townhouses)	\$2,902

SCHOOL IMPACT FEE
 (Per Dwelling Unit)
 (Applies to residential development only)
 Effective January 1, 2021

HOUSING TYPE	FEE PER UNIT
Single Family – detached (including manufactured homes on individual lots)	\$5,448
Multifamily (including Apartments, Duplex, Triplex, Fourplex, Cottage Housing, Courtyard Apartments) and Townhouses (Non-Downtown)	\$2,133
Senior Housing, Accessory Dwelling Unit, Single-Room Occupancy, Studio (Exempt)	\$0.00
Downtown Multifamily (including Apartments, Duplex, Triplex, Fourplex, Cottage Housing, Courtyard Apartments) and Townhouses	\$1,756

DOWNTOWN IMPACT FEE AREA



There are three (3) options regarding the amount of impact fee to pay.

1. Pay the amount as shown on this rate schedule.
2. Submit your own independent fee calculation. The fee for review of this calculation is \$500 plus payment of any review costs (a second \$500 is required as a deposit toward such costs).
3. Appeal Process: Prior to an impact fee appeal, the fee payer must first make a Request for Director’s Review on form available from CP&D. This request must be submitted in writing within 14 days of payment of the impact fee at issue. A written determination will be made by the Director and that determination may be appealed to the Olympia Hearing Examiner. See OMC 15.04.090 and OMC 18.75.040 for more information.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



12/31/2020

Leonard Bauer, Director,
Community Planning and Development

Date