



DEVELOPMENT SERVICES

BUILDING • COMMUNITY RISK REDUCTION • ENGINEERING • PLANNING • PERMIT SERVICES • TRANSPORTATION

2021 IMPACT FEES X

Impact fees are one-time charges assessed by local governments against a new development project to help pay for new or expanded public facilities that will directly address the increased demand created by that development. Local governments must establish a rate schedule for each type of development activity that is subject to impact fees, specifying the fee to be imposed for each type of system improvement ([RCW 82.02.060](#)).

When applicable, a credit for impact fees is given when requested by the applicant, once the demolition permit for the existing structure has passed a final inspection.

FIRE IMPACT FEES		
Due at building permit issuance, unless otherwise permitted. See BMC 21.16 for more information.		
Type of Development	Unit	Fire Impact Fee
RESIDENTIAL	Per dwelling unit	\$344.51
RESIDENTIAL (Sprinklered)	Per dwelling unit	\$338.59
NONRESIDENTIAL		
Hotel/Motel/Dormitory	per sq. ft.	1.24
Retirement & Medical Care Facility	per sq. ft.	1.68
Commercial:		
Office	per sq. ft.	0.19
Arts & Recreation	per sq. ft.	0.44
Retail	per sq. ft.	0.63
Restaurant/Lounge	per sq. ft.	6.11
Medical/Dental Office	per sq. ft.	1.42
Industrial/Manufacturing	per sq. ft.	0.07
Warehouse	per sq. ft.	0.04
Institutions:		
Government & Utilities	per sq. ft.	0.86
Education	per sq. ft.	0.39
Church	per sq. ft.	0.21

SCHOOL IMPACT FEES	
Payable directly to: Northshore School District, NSD Capital Projects Office, 22105 23rd Dr SE, Bothell WA 98021 (2nd floor). Phone: 425-408-7866 Email: pfield@nsd.org Office Hours: 8am – 3:30pm	
Please call or email to ensure appropriate office personnel will be available to accept payment.	
Proof of payment required prior to building permit issuance.	
See Bothell Municipal Code 21.12 for more information.	
Unit Type	Impact Fee per Unit effective Jan. 1 st , 2021
Single family (detached dwelling unit)	\$17,080
Multifamily	\$1,504

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PARK IMPACT FEES

Due at building permit issuance, unless otherwise permitted. See BMC 21.08 for more information.

TYPE OF DEVELOPMENT	UNIT	PARK IMPACT FEE PER UNIT	OPEN SPACE IMPACT FEE PER UNIT	COMBINED TOTAL IMPACT FEE PER UNIT
Residential by size				
Less than 500 sq. ft.	Dwelling unit	\$1,478.80	\$78.35	\$1,557.15
500 – 999 sq. ft.	Dwelling unit	\$2,193.04	\$116.19	\$2,309.24
1,000 – 1,999 sq. ft.	Dwelling unit	\$3,119.91	\$165.30	\$3,285.20
2,000 or more sq. ft.	Dwelling unit	\$3,808.09	\$201.76	\$4,009.85
Nonresidential	Sq. ft.	\$1.04	\$0.05	\$1.09

TRAFFIC IMPACT FEES

Due at building permit issuance, unless otherwise permitted. See BMC 17.045 for more information.

Notes: SF GLA = Square Feet Gross Leasable Area, SF GFA Square Feet Gross Floor Area

Land Uses	Unit of Measure	Effective January 1, 2021
Cost Per New Trip Generated		\$10,258
Residential		
Single Family (Detached)	Dwelling	\$9,606
Multifamily	Dwelling	\$4,650
Senior Housing & Accessory Dwelling	Dwelling	\$1,759
Commercial - Services		
Bank	SF GFA	\$55.28
Bank, Historic Main Street	SF GFA	\$34.91
Day Care	SF GFA	\$61.66
Day Care, Historic Main Street	SF GFA	\$34.91
Hotel/Motel	Room	\$6,654
Service Station with or without minimart and/or carwash.	Fueling Position	\$29,012
Quick Lubrication Vehicle Shop	Servicing Positions	\$16,001
Automobile Care Center	SF GLA	\$10.29
Movie Theater	Seat	\$433.00
Health Club	SF GFA	\$22.24
Institutional		
Elementary /Junior High School	Student	\$754
High School	Student	\$699
University/College	Student	\$1,123
Church	SF GFA	\$5.03
Hospital	SF GFA	\$10.76
Assisted Living, Nursing Home, Group Home	Bed	\$1,708
Industrial		
Light Industry/Manufacturing Industrial Park	SF GFA	\$5.66
Warehousing/Storage	SF GFA	\$2.69
Restaurant		
Fast Casual Restaurant	SF GFA	\$74.59
High Turnover Restaurant	SF GFA	\$52.49
Fast Food Restaurant	SF GFA	\$103
Restaurant any type, Historic Main Street	SF GFA	\$34.91
Commercial - Retail		
Retail Shopping Center	SF GLA	\$19.27

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Supermarket > 5,000 SF	SF GFA	\$39.81
Supermarket > 5,000 SF, Historic Main Street	SF GFA	\$34.91
Convenience Market < 5,000 SF	SF GFA	\$86.73
Convenience Market < 5,000 SF, Historic Main Street	SF GFA	\$34.91
Furniture Store	SF GFA	\$1.15
Car Sales - New/Used	SF GFA	\$38.26
Nursery/Garden Center	SF GFA	\$28.28
Pharmacy/Drugstore	SF GFA	\$18.85
Hardware/Building Materials Store < 25,000 SF	SF GFA	\$7.19
Discount Merchandise Store (Free Standing)	SF GFA	\$15.47
Commercial - Office		
Administrative Office	SF GFA	\$16.68
Medical Office/Clinic	SF GFA	\$34.53

Traffic Impact Additional Administrative Fee:

The cost of administering the impact fee program for traffic impact fees shall also include an amount equal to three percent (3%) of the amount of the traffic impact fee calculated in the Rate Study. The administrative fee is not creditable or refundable under Bothell Municipal Code 17.045.010. The administrative fee, in addition to the actual impact fees, shall be paid by the developer to the City at the same time as the impact fee is paid.