



TRANSPORTATION IMPACT FEE SCHEDULE Chapter 27.04 KMC

Effective January 1, 2021 (1.0% CPI increase)

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
Cost per Trip End > Trip Length			persons \$4,060.66
Residential			
Detached Housing	dwelling	210	\$5,888
Attached and Stacked Housing	dwelling	220,221, 230,233	\$3,357
Senior Housing	dwelling	See note 1	\$1,679
Nursing Home	bed	620	\$872
Congregate Care/ Asst. Living	dwelling	253,254	\$674
Commercial - Services			
Drive-in Bank	sq ft/GFA	912	\$33.54
Walk-in Bank	sq ft/GFA	911	\$20.60
Day Care Center	sq ft/GFA	565	\$26.20
Library	sq ft/GFA	590	\$13.17
Post Office	sq ft/GFA	732	\$20.25
Hotel/Motel**	room	310	\$4,037
All Suites Hotel	room	311	\$2,692
Service Station	VFP	944	\$12,357
Svc Station/Minimart	VFP	945	\$14,304
Svc Str/ Minimart/Carwash	VFP	946	\$14,674
Carwash	Stall	947	\$8,155
Movie Theater	screen	445	\$37,745
Health Club	Sq ft/GFA	492	\$11.62
Racquet Club	sq ft/GFA	491	\$3.49
Marina	Berth	420	\$750
Commercial - Institutional			
Elementary School/ Jr. High	student	520,522	\$339.70
High School	student	530	\$331.21
University/College	student	550	\$649.68
Church	sq ft/GFA	560	\$2.88
Hospital	sq ft/GFA	610	\$5.27
Commercial - Restaurant			
Quality Restaurant	sq ft./GFA	931	\$20.19
High-Turnover Restaurant	sq.ft/GFA	932	\$27.02
Fast Food Rest. w/o drive thru	sq ft/GFA	933	\$37.01
Fast Food Rest. w drive thru	sq ft/GFA	934	\$46.20
Industrial			
Light Industry/ High Technology	sq ft/GFA	110	\$6.82
Industrial Park	sq ft/GFA	130	\$5.98
Warehousing/Storage	sq ft/GFA	150	\$2.25

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
Commercial - Retail			
Shopping Center	sq ft/GLA	820	\$5.80
Auto Parts Sales	sq ft/GFA	843	\$8.20
Auto Care Center	sq ft/GLA	942	\$5.24
Car Sales - New/Used	sq ft/GFA	841	\$13.65
Convenience Market	sq ft/GFA	851	\$47.25
Discount Club	sq ft/GFA	857	\$14.91
Electronics Superstore	sq ft/GFA	863	\$8.03
Free Standing Discount Store	sq ft/GFA	815	\$10.81
Furniture Store	sq ft/GFA	890	\$0.51
Hardware/Paint Store	sq ft/GFA	816	\$8.62
Home Improvement Superstore	sq ft/GFA	862	\$4.02
Nursery/Garden Cntr	sq ft/GFA	817	\$11.69
Pharmacy(with Drive Through)	sq ft/GFA	881	\$12.16
Quick Lubrication Vehicle Shop	Svc Bay	941	\$4,995.34
Supermarket	sq ft/GFA	850	\$18.03
Tire Store	Svc Bay	848	\$6,133.01
Miscellaneous Retail	Sq ft/GFA	820	\$5.80
Commercial - Office			
General Office Bldg	sq ft/GFA	710	\$9.36
Medical Office/Clinic	sq ft/GFA	720	\$17.59

N/A = Not Applicable
VFP=Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)
GLA=Gross Leasable Area
GFA=Gross Floor Area

*For uses with Unit of Measure in sq. ft., trip rate given as trips per 1000 sq. ft.
**Hotel/Motel: Assumes 83% room occupancy (per ITE).
*** New Trip % and Trip Lengths for selected uses are based upon characteristics of similar land use types.

Primary sources for PM Peak Hour Trip Rates, Percent New Trips, and Average Trip Length:
1. ITE's "Trip Generation, 9th Edition" Report
2. Pinellas County Impact Fee Study
3. City of Tampa Transportation Impact Fee Update
4. Senior Housing rate is 1/2 of Attached and Stacked Housing rate



Park Impact Fee Schedule

Chapter 27.06 KMC

Effective January 1, 2021 (1.0 % CPI increase)

Type of Land Use	Impact Fee	Per Unit
Single-family dwelling (detached unit)	\$4,435	Dwelling unit
Multifamily dwelling (Attached, stacked, senior or assisted living unit development, and cottage, carriage and two-/three-unit homes approved under Chapter <u>113</u> KZC)	\$3,371	Dwelling unit



School Impact Fee Schedule

Chapter 27.08 KMC

Effective January 1, 2021
Ordinance O-4734

Type of Land Use	Impact Fee	Per Unit	Admin Fee (1)
Single-family dwelling (detached unit)	\$15,070	Dwelling Unit	\$65
Multifamily dwelling (attached, stacked, or duplex unit as defined in Chapter <u>5</u> KZC and cottage, carriage and two-/three-unit homes approved under Chapter <u>113</u> KZC.) (2)	\$2,701	Dwelling Unit	\$65

- (1) The Public Works Department is responsible for the information, collection, administration, and transfer of the School Impact Fee to the School District.
- (2) The School Impact Fee is exempted for any form of housing for the elderly, including nursing homes, retirement centers, and any type of housing units for persons age fifty-five and over, which have recorded covenants or recorded declaration of restrictions precluding school-aged children as residents of those units. (KMC 27.08.050)



Fire Impact Fee Schedule

Chapter 27.10 KMC



Effective July 1, 2021
Ordinance O-4758

Type of Land Use	Impact Fee	Per Unit
Single-family dwelling (detached unit)	\$1,019.38	Dwelling Unit
Multifamily dwelling (attached, stacked, or duplex unit as defined in Chapter <u>5</u> KZC and cottage, carriage and two-/three-unit homes approved under Chapter <u>113</u> KZC.)	\$412.92	Dwelling Unit
Commercial	\$1.40	Square foot
Office & Industrial	\$0.07	Square foot
Schools	\$0.53	Square foot
Health Care	\$3.24	Square foot
Government	\$3.03	Square foot

See Section 27.10.50 of the Kirkland Municipal Code for a list of exempted uses.