



Park Impact Fee Schedule

Chapter 27.06 KMC

Effective January 1-June 30, 2025 (3.6% CPI-W)

Type of Land Use	Impact Fee	Per Unit
Single-family dwelling (detached unit)	\$8,304.58	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)	\$6,312.35	Dwelling unit
NEW: Residential Suites (formerly part of Multifamily)	\$3,340.06	Dwelling unit



School Impact Fee Schedule

Chapter 27.08 KMC

Effective January 1-December 31, 2025 (Ordinance O-4892)

Type of Land Use	Impact Fee	Per Unit	Admin Fee (1)
Single-family dwelling (detached unit)	\$5,972	Dwelling Unit	\$142
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)	\$0	Dwelling Unit	\$142

- (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 January 1-June 30, 2025 (no change from 2024)

Type of Land Use	Impact Fee	Per Unit
Single-family dwelling (detached unit)	\$1,203.70	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.)	\$487.58	Dwelling Unit
Commercial	\$1.64	Square foot
Office & Industrial	\$0.13	Square foot
Schools	\$0.63	Square foot
Health Care	\$3.84	Square foot
Government	\$3.57	Square foot

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



TRANSPORTATION IMPACT FEE SCHEDULE

Chapter 27.04 KMC

Effective January 1-June 30, 2025 (3.6% CPI-W)

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
Cost per Trip End > Trip Length			
Residential			
SF Detached Housing	Dwelling	210	\$8,109.28
MF Housing (Low-Rise), Cottage etc per KZC 113	Dwelling	220	\$4,321.73
Residential Suite	Dwelling	231	\$2,778.25
Sr. Adult Housing - Detached	Dwelling	251	\$2,457.36
Sr. Adult Housing-Attached	Dwelling	252	\$2,129.72
Nursing Home	sq ft/GFA	620	\$4.45
Assisted Living	sq ft/GFA	254	\$3.94
Mobile Home Park	Dwelling	240	\$3,767.95
Commercial - Services			
Drive-in Bank	sq ft/GFA	912	\$74.46
Walk-in Bank	sq ft/GFA	911	\$60.40
Day Care Center	sq ft/GFA	565	\$5.02
Library	sq ft/GFA	590	\$40.11
United States Post Office	sq ft/GFA	732	\$98.33
Hotel**	room	310	\$13,546.25
Motel**	room	320	\$3,333.25
Gasoline/Service Station	FP	944	\$36,315.93
Gasoline/Service Stn. With Conv. Market	FP	945	\$31,098.50
Self Service Car Wash	Wash Stalls	947	\$30,152.51
Multi-plex Movie Theater	Movie screens	445	\$91,286.20
Health/Fitness Club	Sq ft/GFA	492	\$24.12
Commercial - Institutional			
Elementary School	student	520	\$568.45
Middle/Jr Hi School	student	522	\$568.45
High School	student	530	\$554.25
University/College	student	550	\$737.35
Church	sq ft./GFA	560	\$4.96
Hospital	sq ft./GFA	610	\$9.00
Commercial - Restaurant			
Drinking Place	sq ft./GFA	925	\$61.83
Quality Restaurant	sq.ft/GFA	931	\$29.73
High-Turnover (Sit-Down) Restaurant	sq ft/GFA	932	\$24.18
Fast Food Rest. w/o drive thru	sq ft/GFA	933	\$64.52
Fast Food Rest. with drive thru	sq.ft/GFA	934	\$99.10
Coffee/Donut Shop w/o drive thru	sq.ft/GFA	936	\$197.63
Coffee/Donut Shop with drive thru	sq.ft/GFA	937	\$242.75

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
Commercial - Industrial			
General Light Industrial	sq ft/GLA	110	\$5.52
Industrial Park	sq ft/GFA	130	\$3.51
Manufacturing	sq ft/GLA	140	\$5.87
Mini-Warehouse	sq ft/GFA	151	\$1.49
Commercial - Retail			
Building Materials and Lumber Store	sq ft/GFA	812	\$11.21
Variety Store	sq ft/GFA	814	\$24.57
Free Standing Discount Store	sq ft/GFA	815	\$21.32
Hardware/Paint Store	sq ft/GFA	816	\$10.49
Nursery/Garden Cntr	sq ft/GFA	817	\$37.77
Shopping Center/Misc. Retail	sq ft/GFA	820	\$18.05
Automobile Sales (Used)	sq ft/GFA	841	\$20.41
Automobile Sales	sq ft/GFA	843	\$15.23
Tire Store	sq ft/GFA	848	\$15.52
Supermarket	sq ft/GFA	850	\$35.12
Convenience Market	sq ft/GFA	851	\$120.71
Discount Supermarket	sq ft/GFA	854	\$36.13
Discount Club	sq ft/GFA	857	\$21.13
Home Improvement Superstore	sq ft/GFA	862	\$8.60
Electronics Superstore	sq ft/GFA	863	\$13.91
Pharmacy w/o Drive thru	sq ft/GFA	880	\$66.11
Pharmacy with Drive Thru	sq ft/GFA	881	\$84.88
Furniture Store	sq ft/GFA	890	\$1.13
Quick Lubrication Vehicle Shop	Svc Bay	941	\$26,397.05
Automobile Parts and Service Center	sq ft/GFA	943	\$12.30
Commercial - Office			
General Office Bldg	sq ft/GFA	710	\$11.16
Medical-Dental Office Bldg	sq ft/GFA	720	\$23.83
Office Park	sq ft/GFA	750	\$17.33
Business Park	sq ft/GFA	770	\$3.69

Dwelling = Dwelling Unit
 FP=Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)
 GFA=Gross Floor Area

**Hotel/Motel: Assumes 83% room occupancy (per ITE).