



PERMIT CENTER

HANDOUT ON TRANSPORTATION IMPACT FEES

Informational Brochure

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Prepared by:

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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 which can be found here: http://www.auburnwa.gov/services/resource_library/documents.htm .
- 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:

- 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 part of the scope of one of the capacity projects included in the impact fee program. A list of the projects is included in Attachment A. To receive credit the improvements must not be essential to make the development site access comply with City design and construction standards.
- Refunds are available if the impact fees paid are not spent or encumbered within six years of when the fees were paid. Requests for refunds should be addressed to the Director of Community Development and Public Works.
- Exemptions are listed in Auburn City Code Chapter 19.04. Fee payers may request the Director of Community Development and Public Works 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 Director of Community Development and Public Works 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: Submit an independent fee calculation prepared by a licensed traffic engineer that justifies your estimate fee impact to the City Traffic Engineer for review (contact the City's Community Development and Public Works Department for more information).

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: To some extent, yes. 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 from a select list of projects contained in Attachment A.

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.

Attachment A

Transportation Impact Fee Project List

Effective January 1, 2018

TIP #	PROJECT
Roadway Improvement Projects	
4	I Street NE Corridor (45th St NE to S 277th St)
5	M Street SE Grade Separation (E Main St to Auburn Way S)
6	A Street Loop
8	A Street NW, Phase 2
9	Auburn Way S (Hemlock to Academy)
11	M Street NE (E Main St to 4th St NE)
12	Grade Separated Crossing of the BNSF Rail Yard
15	8th St NE Widening (Pike St to R St NE)
16	49th Street NE (Auburn Way N to I St NE)
25	46th Place S Realignment
40	124th Avenue SE Corridor Improvements (SE 312th St to SE 318th St)
41	R Street Bypass
42	SE 320th Street Corridor Improvements (116th Ave SE to 122nd Ave SE)
49	W Valley Highway Improvements (15th St NW to W Main St)
59	Auburn Regional Growth Center Access
60	M Street SE Corridor (8th St SE to Auburn Way S)
64	Lea Hill Road Segment 1 (R St NE to 105th Pl SE)
65	Lea Hill Road Segment 2 (105th Pl SE to 112th Ave SE)
66	Lea Hill Road Segment 3 (112th Ave SE to 124th Ave SE)
72	W Valley Highway Improvements (SR-18 to 15th St SW)
Intersection, Signal and ITS Improvement Projects	
17	Harvey Road/8th Street NE Intersection Improvements
38	C Street SW/15th Street SW Intersection Improvements
39	124th Ave SE/SE 320th St Intersection Improvements
45	124th Ave SE and SE 284th Street Intersection Improvements
51	Lake Tapps ITS Expansion
52	A Street SE/Lakeland Hills Way SE Intersection Improvements
53	Auburn Way S/12th Street SE Intersection Improvements
63	29th Street SE/R Street SE Intersection Improvements
Non-Motorized/Transit Projects	
10	F Street SE (4th St SE to Auburn Way S)
56	Evergreen Heights Safe Routes to School Improvements
Preliminary Eng/Misc Projects	
1	A Street NW, Phase 1
29	277th St Environmental Monitoring
54	Kersey Way SE Corridor Study