



A GUIDE TO TRAFFIC IMPACT FEES FOR SINGLE-FAMILY RESIDENTIAL APPLICATIONS

Pierce County has adopted Traffic Impact Fees (Ordinance 2006-60s) with an effective implementation date of January 1, 2007. This bulletin is designed to assist you in understanding the Traffic Impact Fees.

What are Traffic Impact Fees?

Impact fees are charges on new development to pay for capital improvements that are needed to serve new development. Traffic impact fees are collected to improve the transportation system to accommodate the higher travel demand added by the new development.

The Revised Code of Washington (RCW 82.02.050) defines traffic impact fee programs as intended to: ensure that adequate facilities are available to serve new growth; establish standards by which new growth and development pay a proportionate share of the cost of new facilities needed to serve new growth and development; and ensure that impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicative fees for the same impact.

When are Traffic Impact Fees Due?

Traffic impact fees for residential uses (all types of construction intended for human habitation) shall be paid to the County either at the time of recording of the final plat or at the time a complete building permit application is submitted to the County.

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Exemptions

The following single-family, residential, development activities are excluded from the obligation to pay traffic impact fees:

- Alteration or expansion of an existing structure that does not add any residential dwelling units
- Miscellaneous improvements, including, but not limited to, fences, walls, signs, and residential swimming pools
- Demolition or removal of a structure within the County
- Replacement of a residential structure with a new residential structure of the same number of dwelling units at the same site or lot when a completed application for the building permit for such replacement is accepted by the County within 12 months of the demolition or destruction of the prior residential structure
- Low-income owner-occupied housing, provided the owner executes and records a covenant on the property providing that the dwelling unit will continue to be used for low-income housing.
- Low-income rental housing, provided the owner of low-income housing executes and records a lien against the property providing that the dwelling unit will continue to be used for low-income housing.

Credits

An applicant shall be entitled to a credit against the applicable impact fee for the value of any dedication of land for, improvement to, or new construction of any of the Traffic Impact Fee roadway or intersection construction projects as identified in the adopting ordinance, provided by the applicant, to facilities that are:

- (1) Included within the County's capital facilities plan and identified as Traffic Impact Fee roadway and/or intersection projects within the adopting ordinance that are to be funded in part by impact fees; and
- (2) At suitable sites and constructed at acceptable quality as determined by the County; and
- (3) Are completed, dedicated, or otherwise transferred to the County prior to the determination and award of a credit.

The value of a credit will be established by original receipts provided by the applicant for system improvements for which the impact fee is being charged. The value of a credit for land, including right of way and easements, shall be established on a case-by-case basis by an appraiser, selected by, or acceptable to the County. The appraiser must be licensed in good standing by the State of Washington for the category of the property appraised. The appraisal shall be in accord with the most recent version of the Uniform Standards of Professional Appraisal Practice and shall be subject to review and acceptance by the Department. The appraisal and review shall be at the expense of the applicant.

If the amount of the credit is less than the calculated fee amount, the difference remaining shall be chargeable as an impact fee and paid at the time of application for the building permit. In the event the amount of the credit is calculated to be greater than the amount of the impact fee due, the applicant shall forfeit such excess credit.

Refunds

An applicant may request and shall receive a refund, including interest earned on impact fees when:

1. The applicant does not proceed to finalize the development activity as required by statute or County Code or the Uniform Building Code, and
2. The County has not expended or encumbered the impact fees in good faith prior to the application for refund.

If the County has expended or encumbered the fees in good faith, no refund shall be forthcoming. However, if with a period of three years, the same or subsequent owner of the property proceeds with the same or substantially similar development activity, the owner shall be eligible for a credit. The owner must petition the County in writing and provide receipts of impact fees paid by the owner for a development of the same or substantially similar nature on the same property or some portion thereof. The County shall determine whether to grant a credit, and such determinations may be appealed.

An "Application for Refund" form is available at the Pierce County Development Center, located at 2401 South 35th Street, Tacoma, WA 98409 or on the County's website at <http://www.piercecountywa.org/xml/services/home/property/pals/pdf/pals%20refund%20request.pdf>.

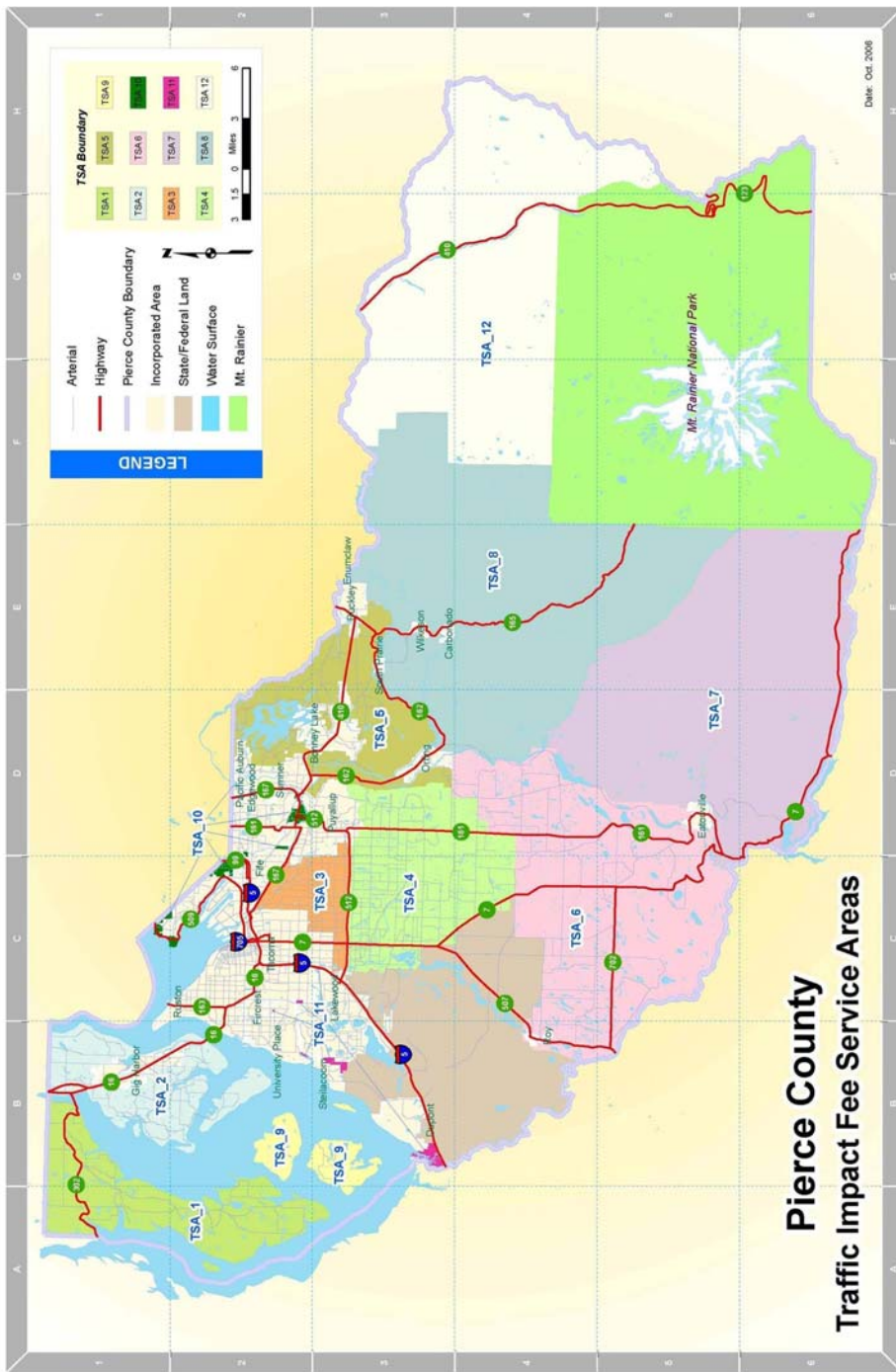
Appeals and Payments Under Protest

An applicant may pay the traffic impact fees under protest in order to obtain a building permit. No appeal shall be permitted until the impact fees at issue have been paid under protest. In order to be deemed "paid under protest", the applicant must have filled out and submitted a "Payment Under Protest Form" prior to payment of the applicable fees. A "Payment Under Protest Form" is available at the Pierce County Development Center, located at 2401 South 35th Street, Tacoma, WA 98409 or on the County's website at www.piercecountywa.org/tif.

The applicant must also file an official appeal, along with the appropriate appeal fee (\$1,500 as of 1/1/2007) in accordance with Pierce County Code Chapter 1.22. The required "Appeal of a Determination of an Administrative Official or the Responsible County Official" form is available at the Pierce County Development Center, located at 2401 South 35th Street, Tacoma, WA 98409 or on the County's website at www.piercecountywa.org/xml/services/home/property/pals/pdf/appeal.pdf.

Change in Use / Tenant Improvements

For a change in use of an existing building or dwelling unit, including any alteration, expansion, replacement, or new accessory building, the impact fee shall be the applicable impact fee for the land use category of the new use, less any impact fee previously paid for the land use category of the prior use. If not impact fee was required for the prior use, the impact fee for the new use shall be reduced by an amount equal to the current impact fee rate for the prior use.



How do I calculate the amount of my Traffic Impact Fee?

Traffic Impact Fees will be determined by the County at the time the impact fee is paid based on the fee schedule in effect at the time of payment.

The Impact Fee amount for a single-family residence varies by location throughout unincorporated Pierce County. A map of Transportation Service Area (“TSA”) locations has been included in this bulletin. The fees listed in the table below include the 3% administrative fee and \$50 application fee.

TSA	Impact Fee Amount (including fees)
1	\$1,622.89
2	\$1,328.31
3	\$3,241.61
4	\$3,509.84
5	\$1,700.03
6	\$1,636.33
7	\$ 201.53
8	\$2,378.23
9	\$3,509.84
10	\$1,202.52
11	\$ 144.90

Additional Information

Additional Information regarding Traffic Impact Fees is available on-line at www.piercecountywa.org/tif.