

Transportation Impact Fees

SMC Chapter 12.40



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Background

- Adopted in July 21, 2014 – Ord. 690
- Became effective January 1, 2015
- Imposes impact fees on all development activities unless expressly exempt
- Payment due at building permit issuance
- To date, City has collected \$182,478.80

Proposed Amendments

- Ord. No. 716 – Change of Use/Vacancy
- Ord. No. 717 – Small Business Deferral
- Ord. No. 718 – Single Family Residential Deferral
- Ord. No. 719 – Community-Based Human Service Agencies Waiver
- Ord. No. 720 – Assisted Living Rate

Ordinance 720 – Assisted Living
Ordinance 719 – Community Services
Ordinance 716 - Vacancy

Effective Date and Impact Fee Rate Adjustment.

The provisions of this Ordinance shall become effective five (5) days from its publication and shall be utilized to adjust the impact fee rate for all complete building permit applications received between January 1, 2015 and the effective date of this Ordinance. If an applicant has already paid the impact fee, the applicant must file a written refund request with the City within thirty (30) days of the effective date of this Ordinance or any refund due shall be deemed waived. The City shall refund that portion of the fee affected by this Ordinance, including any interest earned, within thirty (30) days of the written refund request being submitted.

- Rate adjustment for applications received between January 1 and effective date
- Currently, requires refund for two applications
- Fees for pending applications would be calculated at adjusted rate

**Ordinance 720
Assisted Living
Amends SMC 3.01.015
Rate Table**

- Adds a new rate
- Assisted Living applications – Adult Family Homes
- \$545.71/bed



Ordinance 719 Community-Based Human Services Agencies

Amends SMC 12.40.070
Exemptions



- Adds a new exemption for human service agencies
- Exemption for 100% of fees
- Establishes eligibility criteria w/ City Manager approval
- Requires 10-year covenant
- Exempted fees must be paid from public funds

Ordinance 718 Single Family Residential Deferral Program

New section to SMC 12.40.050
Single Family Residential Deferral
Program



- Legislature adopted ESB 5923 in April 2015
- Mandates an optional deferral program for single family residential
- Deferral of 100% of fees
- Deferred until final inspection or 18 months of building permit issuance
- Requires recorded lien
- Final inspection withheld until fees paid
- Effective Date – now or 2016

Ordinance 717 Small Business Deferral Program

New Section to SMC 12.40.050
Small Business Deferral Program



- Optional deferral program for small business
- Small business = total gross floor area of 2000 sq. ft. or less
- Deferral of 50% of fees
- Deferral period of 18 months
- Requires deferral agreement and financial guarantee (i.e. bond, recorded lien)
- Revoke license; collection action

Ordinance 716 Change of Use/Vacancy

Amends SMC 12.40.50

Eliminates vacancy language



- Eliminates vacancy language
- Permits credit for prior use regardless of vacancy period
- Clarifies that negative impact fee is not a credit or refund

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Questions

