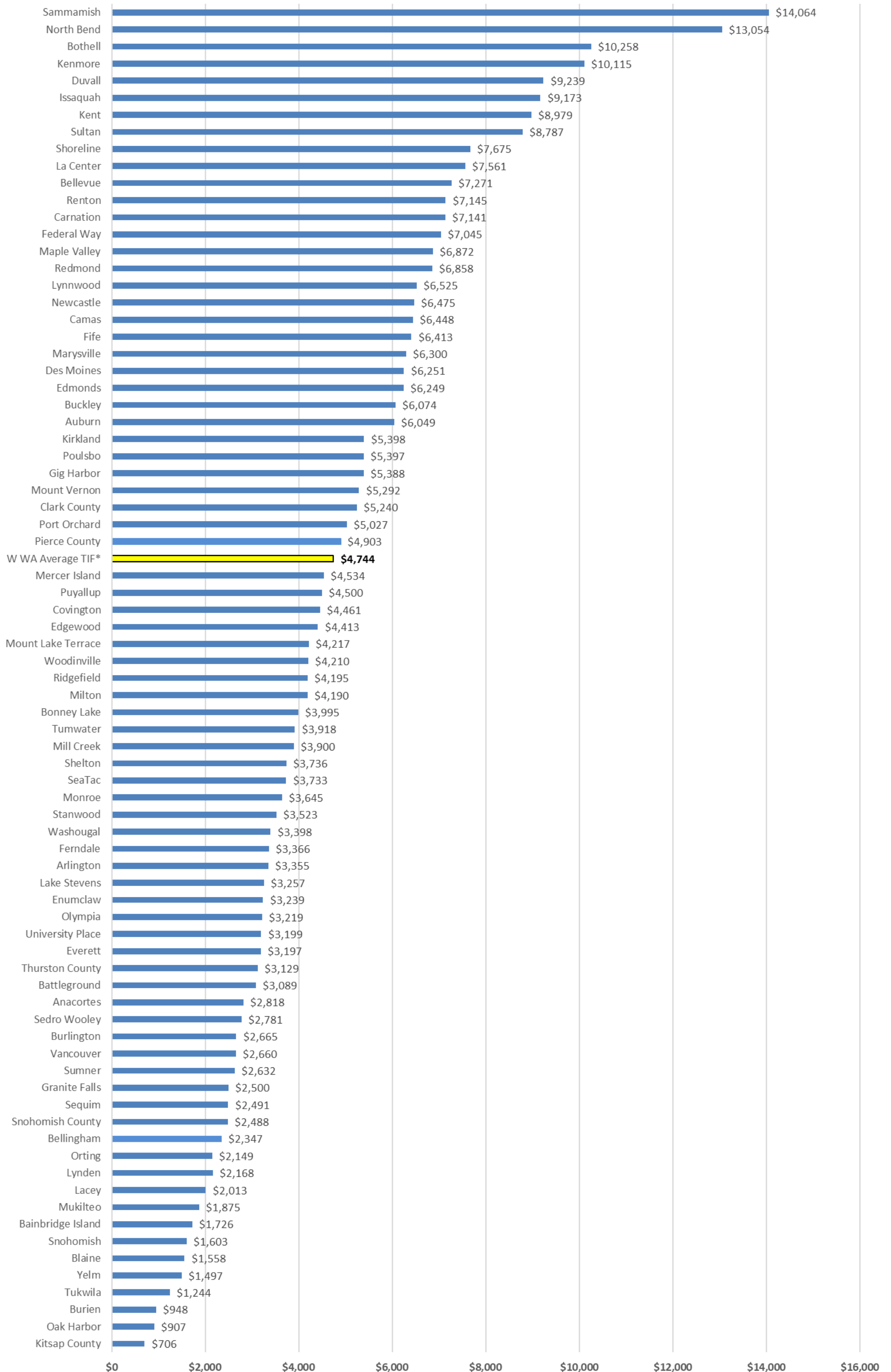


# Comparison of 2021-2022 TIF Base Rates in 73 Cities and 5 Counties in Western Washington

[Based on information available. Average includes both Cities and Counties. See TIF rate table on next page for additional details.]

Data compiled Nov. 2021 by Chris Comeau, AICP-CTP, Transportation Planner, Bellingham Public Works [ccomeau@cob.org](mailto:ccomeau@cob.org) or (360) 778-7946



## 2021-2022 Transportation Impact Fee Comparison: 73 Cities + 5 Counties in Western Washington

Data compiled November 2021 from public web sites, telephone calls, and email inquiries by  
Chris Comeau, AICP-CTP, Transportation Planner, Bellingham Public Works [ccomeau@cob.org](mailto:ccomeau@cob.org) or (360) 778-7946

	2021	2021-2022	Urban Center		2021	2021-2022	Urban Center
City	Population	Base Rate	Incentive	City	Population	Base Rate	Incentive
Anacortes <sup>1</sup>	18,050	\$2,818		Milton	8,460	\$4,190	
Arlington	21,710	\$3,355		Monroe	19,990	\$3,645	
Auburn <sup>2</sup>	83,950	\$6,049	Yes	Mount Vernon	36,540	\$5,292	
Bainbridge Island	25,360	\$1,726		Mount Lake Terrace	22,640	\$4,217	
Battleground <sup>3</sup>	22,800	\$3,089		Mukilteo	21,470	\$1,875	
Bellevue	149,900	\$7,271	Yes: Office	Newcastle	13,410	\$6,475	
Bellingham <sup>4</sup>	90,620	\$2,347	Yes: Villages	North Bend <sup>20</sup>	7,700	\$13,054	
Blaine <sup>5</sup>	5,700	\$1,558		Oak Harbor <sup>21</sup>	23,080	\$907	
Bonney Lake	22,540	\$3,995		Olympia <sup>22</sup>	55,010	\$3,219	Yes
Bothell	48,920	\$10,258	Yes: Main St	Orting	8,675	\$2,149	
Buckley	5,300	\$6,074		Port Orchard	15,260	\$5,027	
Burien <sup>6</sup>	53,290	\$948		Poulsbo <sup>23</sup>	11,660	\$5,397	
Burlington	9,540	\$2,665		Puyallup	43,040	\$4,500	
Camas <sup>7</sup>	26,200	\$6,448		Redmond <sup>24</sup>	71,180	\$6,858	
Carnation	2,285	\$7,141		Renton	106,500	\$7,145	
Covington	20,890	\$4,461		Ridgefield <sup>25</sup>	11,560	\$4,195	
Des Moines	32,820	\$6,251		Sammamish <sup>26</sup>	66,130	\$14,064	
Duvall	8,090	\$9,239		SeaTac	29,890	\$3,733	
Edgewood	13,000	\$4,413		Sedro Woolley <sup>27</sup>	11,900	\$2,781	Yes; CBD
Edmonds	42,780	\$6,249		Sequim	7,940	\$2,491	Yes
Enumclaw	13,030	\$3,239		Shelton	10,470	\$3,736	
Everett	114,700	\$3,197	Yes: Parking "A"	Shoreline	57,860	\$7,675	
Federal Way <sup>8</sup>	99,590	\$7,054		Snohomish	10,340	\$1,603	
Ferndale <sup>9</sup>	15,270	\$3,366	Yes: Downtown	Stanwood	7,425	\$3,523	
Fife <sup>10</sup>	10,360	\$6,413	Yes: Use-based	Sultan	5,715	\$8,787	
Gig Harbor	11,490	\$5,388		Sumner <sup>28</sup>	10,500	\$2,632	
Granite Falls	4,525	\$2,500		<i>Seattle &amp; Tacoma are working to develop TIF programs</i>			
Issaquah <sup>11</sup>	39,840	\$9,173	Commercial	Tukwila <sup>29</sup>	21,970	\$1,244	
Kenmore <sup>12</sup>	23,770	\$10,115		Tumwater	25,360	\$3,918	
Kent <sup>13</sup>	132,400	\$8,979	Yes; Downtown	University Place	33,730	\$3,199	
Kirkland <sup>14</sup>	92,110	\$5,398		Vancouver <sup>30</sup>	194,600	\$2,660	
La Center <sup>15</sup>	3,960	\$7,561		Washougal	16,950	\$3,398	
Lacey	54,780	\$2,013		Woodinville <sup>31</sup>	12,800	\$4,210	
Lake Stevens <sup>16</sup>	35,460	\$3,257	Zone 1	Yelm	9,470	\$1,497	
Lynden <sup>17</sup>	15,110	\$2,168		<b>County</b>	<b>Population</b>	<b>Base Rate</b>	
Lynnwood <sup>18</sup>	41,020	\$6,525	Yes	Clark County <sup>32</sup>	512,800	\$5,240	
Maple Valley <sup>19</sup>	27,570	\$6,872		Kitsap County	275,600	\$706	
Marysville	70,040	\$6,300	Commercial	Pierce County <sup>33</sup>	917,100	\$4,903	
Mercer Island	24,990	\$4,534		Snohomish County <sup>34</sup>	844,400	\$2,488	
Mill Creek	20,720	\$3,900		Thurston County <sup>35</sup>	295,300	\$3,129	

**Notes: All data above and below obtained from public web sites, telephone calls, emails and is based on ITE 10th Edition**

1. Anacortes updated TIF system in 2019.
2. Auburn adopted rates 2017; has downtown reduced rate.
3. Battle Ground uses an ADT-based TIF system; SFD = 9.57 trips x \$326
4. Bellingham TIF = Person trips; alutomatic 22% to 30% Urban Village TIF reduction with voluntary TDM measures up to 50% UV TIF reduction.
5. The City of Blaine future pm peak hour vehicle trip rate is currently being evaluated.
6. Burien limited improvement project costs to keep rates low. TIF was adopted in 2009.
7. Camas uses a 2-zone TIF system; North = \$9,341; South = \$3,555; Average = \$6,448
8. Federal Way charges 5% non-refundable admin. fee + base rate + 3-yr WSDOT construction cost index.
9. Ferndale uses 3-zone TIF system. \$3,256 citywide; \$4,072 for 443-acre "Main Street" Planned Action; \$2,771 downtown Ferndale. Average = \$3,366.
10. Fife uses a VMT-based TIF system adjusted from ITE ADT rates.
11. Issaquah created development incentive in which the first 10,000 SF of commercial TIF paid from other public funding sources (per WA State law).
12. Kenmore TIF rates based on person trips similar to Bellingham and Kirkland.
13. Kent TIF rates are based on TIF Rate Study (May 2010) with reductions for downtown Kent.
14. Kirkland TIF rates are based on person trips; similar to Kenmore and Bellingham
15. La Center allows TIF to be deferred to occupancy by requiring lien on property.
16. Lake Stevens uses a 3-zone TIF system; average - \$3,257
17. Lynden TIF citywide is \$2,168, but Pepin Creek subarea TIF is \$17,328.
18. Lynnwood has two TIF zones: City Center/Mall \$5,107 and remainder of City \$7,944. Average is \$6,525.
19. Maple Valley fee per 2021 rate schedule (R-21-1512)
20. North Bend is similar to Sammamish in that most development is residential with little to no pass-by, diverted link trips.
21. Oak Harbor uses a dated TIF system; \$907 residential and \$589 non-residential.
22. Olympia TIF allows up to 20% reduction in downtown for accepted TDM performance measures.
23. Poulsbo uses an ADT-based TIF system; SFD = 9.57 trips x \$564
24. Redmond uses "Person Trips/Mobility Units" for Concurrency and TIF; Citywide \$7,729; Overlake \$6,532; Downtown \$6,314; Average = \$6,858.
25. Ridgefield uses an ADT-based TIF system
26. Sammamish has highest TIF (\$14,707) in all of Washington due to primarily residential development with little to no pass-by, diverted link trips.
27. Sedro-Woolley uses a 2-zone TIF system; \$2,407 Non-CBD; \$1,341 in CBD
28. Sumner uses a 3-zone TIF system; District 1 \$1,814; District 2 \$2,891; District 3 \$3,191; Average = \$2,632
29. Tukwila = 4-zone TIF system: Z1 = \$4,439; Z2 = \$4,863; Z3 = \$5,345; Z4 = \$2,058; Average = \$3,726
30. Vancouver uses 3-zone ADT-based TIF system; Columbia \$201; Pacific \$358; Cascade \$275; Average = \$278 x 9.57 = \$2,660 / SFD
31. Woodinville uses an ADT-based TIF system. 1 SFD = 9.57 x \$440 = \$4,210
32. Clark County has a four zone TIF system based on ADT; Z1 = \$487; Z2 = \$930; Z3 = \$421; Z4 = \$352; Average \$547.50 x 9.57 = \$5240
33. Pierce County uses a 4-zone TIF system based on model-derived VMT; Average TIF for SFD = \$4,479
34. Snohomish County updated its 6-zone TIF system based on ADT in 2020. Average is \$2,488 per SFD.
35. Thurston County uses a 6-zone TIF system; Z1 \$2,431; Z2 \$2,520; Z3 \$4,034; Z4 \$4,099; Z5 \$1,616; Z6 \$4,075; Average = \$3,129