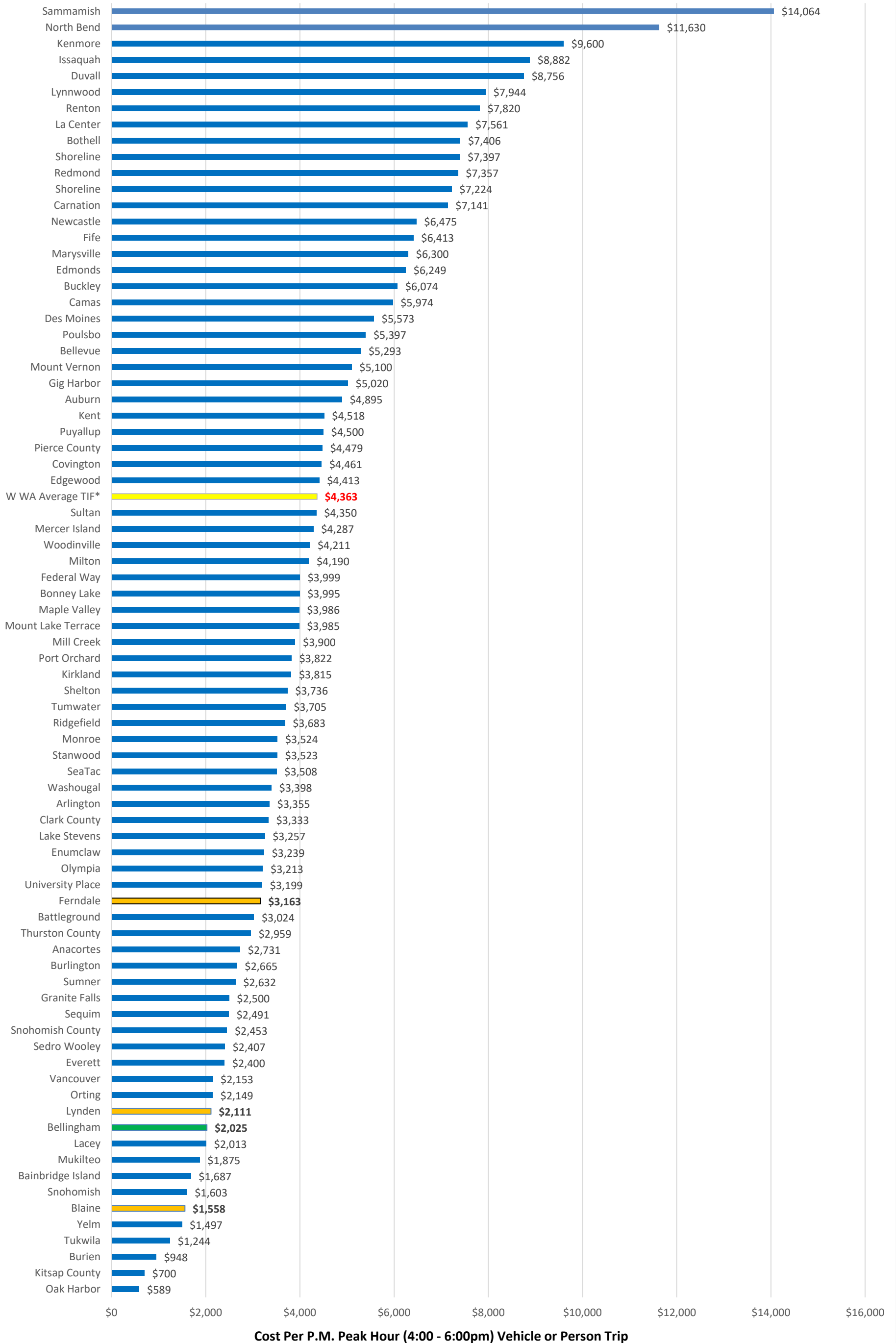


# Comparison of 2019-2020 TIF Base Rates in 74 Cities and 5 Counties in Western Washington With Bellingham and Whatcom County Cities Highlighted for Emphasis

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

Data compiled Nov. 2019 by Chris Comeau, AICP-CTP, Transportation Planner, Bellingham Public Works [ccomeau@cob.org](mailto:ccomeau@cob.org) or (360) 778-7946



## 2020 Transportation Impact Fee Comparison: 74 Cities + 5 Counties in Western Washington

Data compiled November 2019 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

	2019	2019-20	Urban Center		2019	2019-20	Urban Center
City	Population	Base Rate	Incentive	City	Population	Base Rate	Incentive
				Mill Creek	20,590	\$3,900	
Anacortes <sup>1</sup>	17,610	\$2,731		Milton	7,930	\$4,190	
Arlington	19,740	\$3,355		Monroe	19,250	\$3,524	
Auburn <sup>2</sup>	81,720	\$4,895	Yes	Mount Vernon	35,740	\$5,100	
Bainbridge Island	24,520	\$1,687		Mount Lake Terrace	21,590	\$3,985	
Battleground <sup>3</sup>	21,520	\$3,024		Mukilteo	21,350	\$1,875	
Belleue	145,300	\$5,293		Newcastle	12,450	\$6,475	
Bellingham <sup>4</sup>	90,110	\$2,025	Yes	North Bend <sup>20</sup>	6,965	\$11,630	
Blaine <sup>5</sup>	5,425	\$1,558		Oak Harbor <sup>21</sup>	22,970	\$589	
Bonney Lake	21,060	\$3,995		Olympia <sup>22</sup>	52,770	\$3,213	Yes
Bothell	46,750	\$7,406		Orting	8,380	\$2,149	
Buckley	4,885	\$6,074		Port Orchard	14,390	\$3,822	
Burien <sup>6</sup>	52,000	\$948		Poulsbo <sup>23</sup>	11,180	\$5,397	
Burlington	9,140	\$2,665		Puyallup	41,570	\$4,500	
Camas <sup>7</sup>	24,090	\$5,974		Redmond <sup>24</sup>	65,860	\$7,357	
Carnation	2,220	\$7,141		Renton	104,700	\$7,820	
Covington	20,280	\$4,461		Ridgefield <sup>25</sup>	8,895	\$3,683	
Des Moines	31,580	\$5,573		Sammamish <sup>26</sup>	64,410	\$14,064	
Duvall	7,840	\$8,756		SeaTac	29,180	\$3,508	
Edgewood	11,390	\$4,413		Sedro Wooley <sup>27</sup>	11,690	\$2,407	Yes
Edmonds	42,170	\$6,249		Sequim	7,695	\$2,491	Yes
Enumclaw	12,200	\$3,239		Shelton	10,220	\$3,736	
Everett	111,800	\$2,400		Shoreline	56,370	\$7,224	
Federal Way <sup>8</sup>	97,840	\$3,999		Snohomish	10,200	\$1,603	
Ferndale <sup>9</sup>	14,300	\$3,163	Yes	Stanwood	7,020	\$3,523	
Fife <sup>10</sup>	10,140	\$6,413		Sultan	5,180	\$4,350	
Gig Harbor	10,770	\$5,020		Sumner <sup>28</sup>	10,120	\$2,632	
Granite Falls	3,900	\$2,500		Tukwila <sup>29</sup>	20,930	\$1,244	
Issaquah <sup>11</sup>	37,590	\$8,882		Tumwater	24,060	\$3,705	
Kenmore <sup>12</sup>	23,320	\$9,600		University Place	33,060	\$3,199	
Kent <sup>13</sup>	129,800	\$4,518	Yes	Vancouver <sup>30</sup>	185,300	\$2,153	
Kirkland <sup>14</sup>	89,940	\$3,815		Washougal	16,500	\$3,398	
La Center <sup>15</sup>	3,405	\$7,561		Woodinville <sup>31</sup>	12,410	\$4,211	
Lacey	51,270	\$2,013		Yelm	9,135	\$1,497	
Lake Stevens <sup>16</sup>	33,080	\$3,257		<b>County</b>	<b>Population</b>	<b>Base Rate</b>	
Lynden <sup>17</sup>	14,470	\$2,111		Clark County <sup>32</sup>	488,500	\$3,333	
Lynnwood <sup>18</sup>	39,600	\$7,944	Yes	Kitsap County	270,100	\$700	
Maple Valley <sup>19</sup>	26,180	\$3,986		Pierce County <sup>33</sup>	888,300	\$4,479	
Marysville	67,820	\$6,300		Snohomish County	818,700	\$2,453	
Mercer Island	24,470	\$4,287		Thurston County <sup>34</sup>	285,800	\$2,959	

**Notes: All data above and below obtained from public web sites, telephone calls, and emails**

1. Anacortes has a very old TIF system, which is being updated, and new TIF rates of \$3,000 anticipated in 2018.
2. Auburn adopted rates August 1, 2013.
3. Battle Ground uses an ADT-based TIF system; SFD = 9.57 trips x \$316
4. Bellingham TIF = Person trips; automatic 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 = \$8,653; South = \$3,294; Average = \$5,974.
8. Federal Way charges 3% non-refundable admin. fee + base rate + 3-yr WSDOT construction cost index. SF fee = City 2014 rate schedule summary
9. Ferndale uses 3-zone TIF system. \$3,059 citywide; \$3,826 for 443-acre "Main Street" Planned Action; \$2,604 downtown Ferndale.
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 30% of maximum TIF rate \$13,614 from Rate Study (May 2010) and downtown Kent rate memorandum.
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 allows up to 50% reduction in industrial areas where there is a significant chance that grants can be obtained.
18. Lynnwood has two TIF zones and reduces TIF by 15% (per ITE) in portion of City Center.
19. Maple Valley fee per 2013 rate schedule (R-13-909 Jan 28, 2013)
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 very old TIF system.
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
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; Average = \$1,244
30. Vancouver uses 3-zone ADT-based TIF system; Columbia \$163; Pacific \$290; Cascade \$223; Average = \$225 x 9.57 = \$2,153 / SFD
31. Woodinville uses an ADT-based TIF system SFD = 9.57 x \$440
32. Clark County has a four zone TIF system, similar to City of Vancouver, based on ADT; Average \$3,333
33. Pierce County uses a 4-zone TIF system; Average \$4,479
34. Thurston County uses a 6-zone TIF system; Average = \$2,959