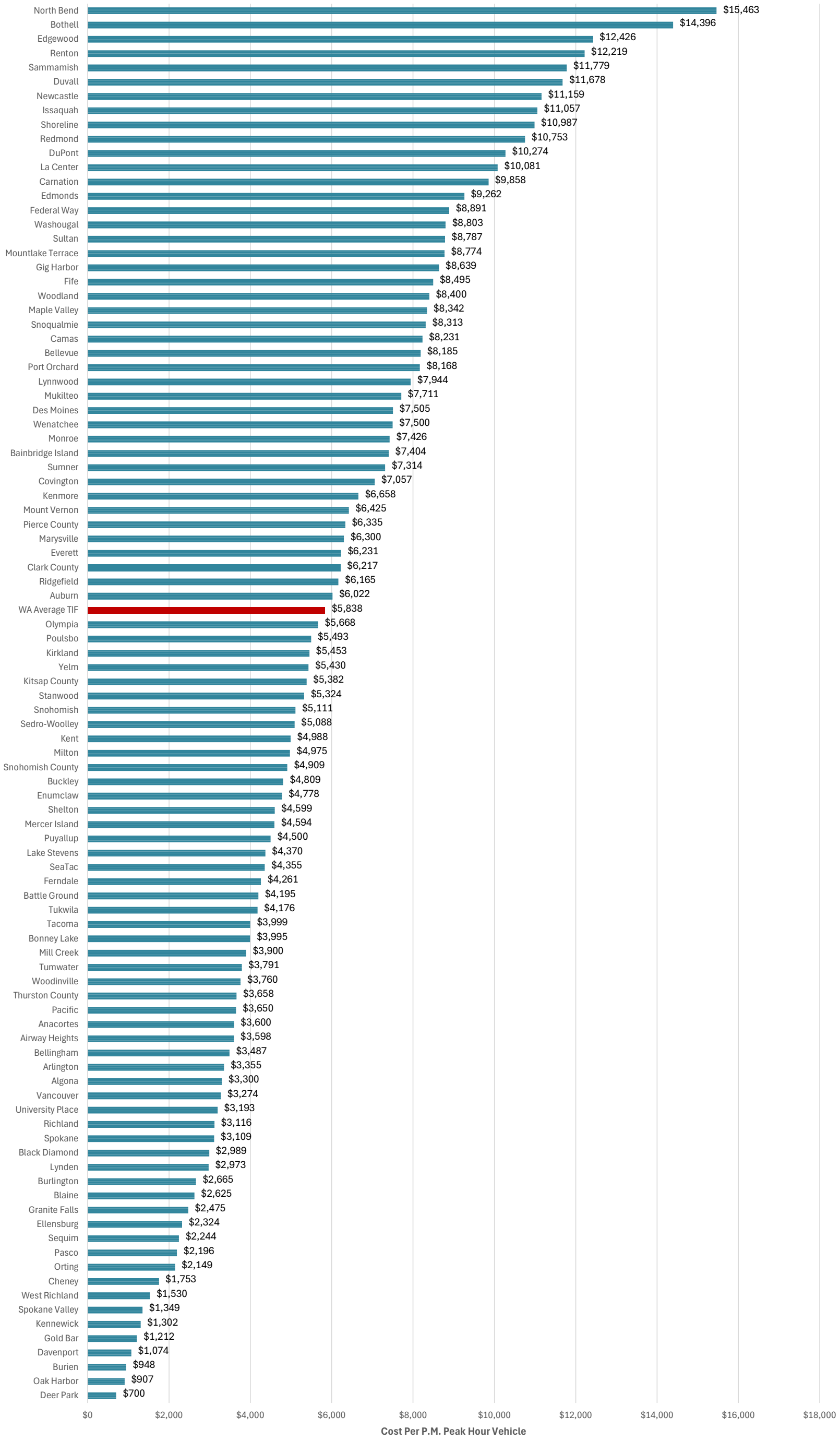
2026 Transportation Impact Fee Comparison: 93 Cities + 5 Counties in Washington State

Data compiled July/August 2026 from websites, fee sheets, telephone and email inquiries by
Caitie Chew & Nicole Ricciotti, Transportation Interns at Transpo Group, Inc.
For inquiries please contact: Chris Comeau, Senior Transportation Planner, chris.comeau@transpogroup.com



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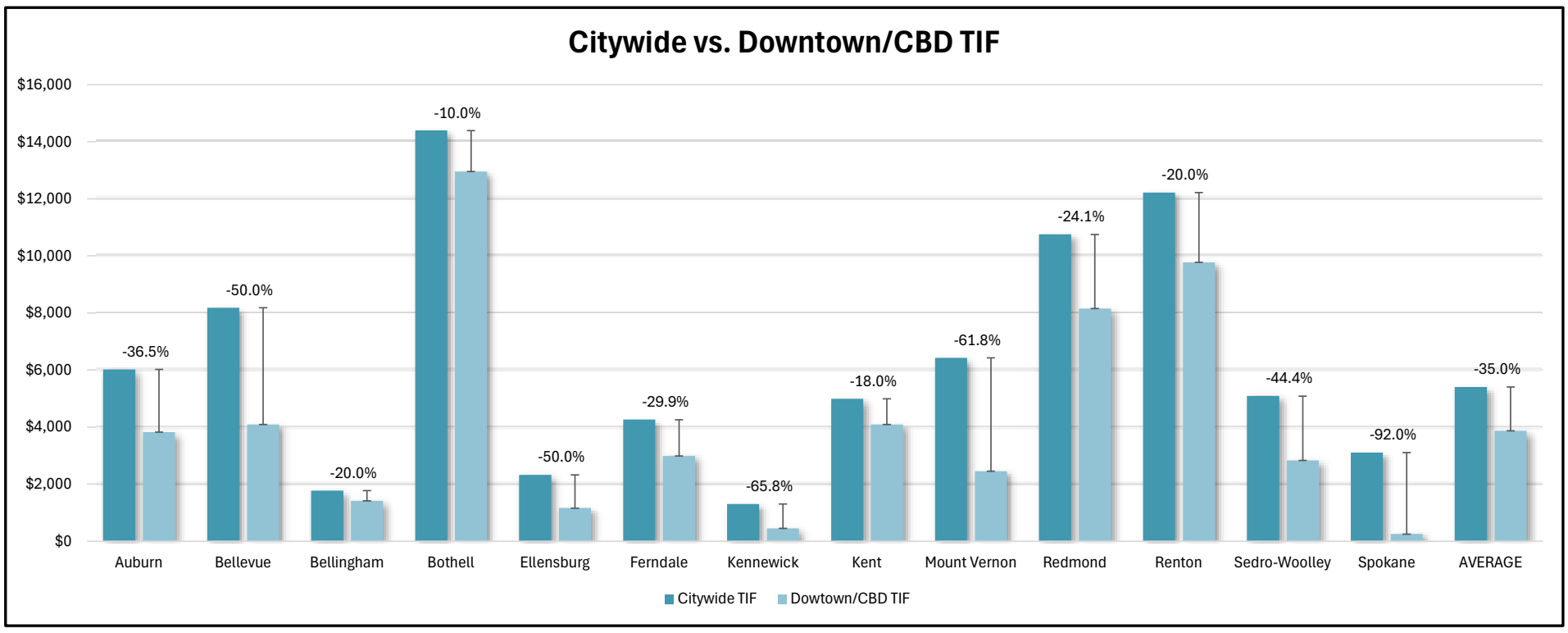
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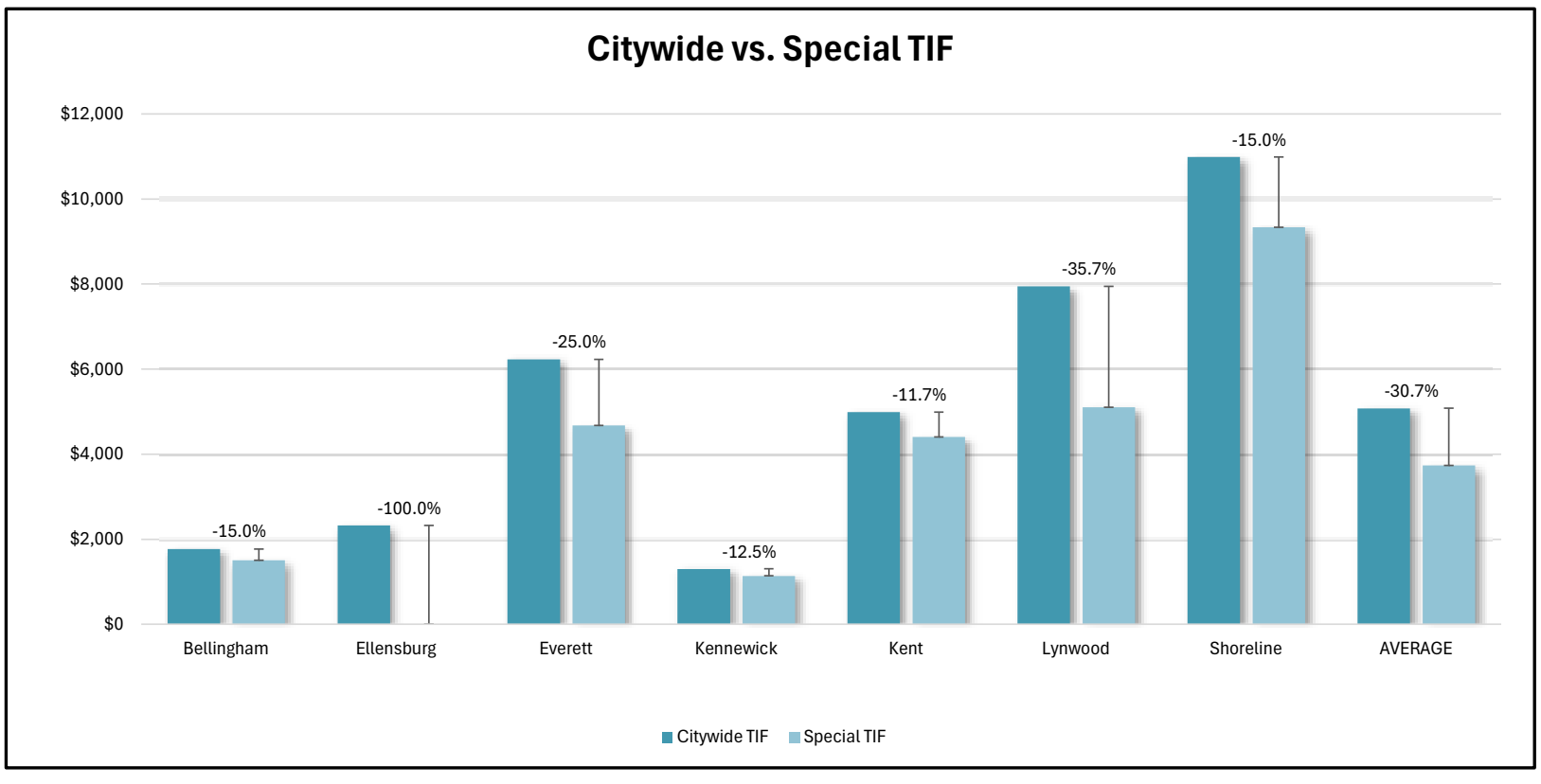
City	2026 Population	PMPH Base Rate	Urban Center Initiative	City	2026 Population	PMPH Base Rate	Urban Center Initiative
Airway Heights[1]	12,140	$3,597.85		Milton	8,965	$4,975.00	
Algona	3,335	$3,300.00		Monroe	20,930	$7,425.70	
Anacortes	18,410	$3,600.02		Mount Vernon[31]	36,090	$6,425.00	Yes: C-1(A) & C-1(C) Zones (multifamily)
Arlington[2]	23,390	$3,355.00		Mountlake Terrace[32]	24,750	$8,774.19	
Auburn[3]	90,350	$6,022.00	Yes: Downtown & Transit Proximity	Mukilteo[33]	21,610	$7,711.07	
Bainbridge Island[4]	25,650	$7,403.52		Newcastle	13,940	$11,159.00	
Battle Ground[5]	23,570	$4,195.15		North Bend[34]	8,700	$15,462.69	
Bellevue[6]	158,300	$8,185.00	Yes: Downtown & TOD (Multi-Family/Office)	Oak Harbor[35]	24,930	$907.00	
Bellingham[7]	99,030	$3,487.16	Yes: Downtown, Fairhaven & Other Urban Villages	Olympia[36]	58,630	$5,667.74	Yes: Downtown & High Density Corridor
Black Diamond	7,550	$2,989.00		Orting	9,160	$2,149.00	
Blaine	6,775	$2,625.00		Pacific	7,285	$3,650.00	
Bonney Lake	23,510	$3,995.00		Pasco[37]	85,560	$2,196.18	
Bothell[8]	52,010	$14,395.60	Yes: Growth Center & Transit Proximity (residential)	Port Orchard	20,500	$8,168.45	
Buckley	5,905	$4,809.00		Poulsbo[38]	13,510	$5,493.10	
Burien	53,470	$948.00		Puyallup[39]	44,000	$4,500.00	Yes: Transit Station area (multifamily)
Burlington	11,200	$2,665.00		Redmond[40]	83,320	$10,752.67	Yes: Overlake Metro, Downtown, & Marmoor Village
Camas[9]	28,490	$8,230.65		Renton[41]	109,800	$12,218.80	Yes: Center Downtown
Carnation[10]	2,415	$9,858.06		Richland[42]	66,290	$3,115.75	
Cheney[11]	13,130	$1,752.69		Ridgefield[43]	16,820	$6,164.52	
Covington[12]	22,200	$7,056.97		Sammamish[44]	68,500	$11,779.00	
Davenport[13]	1,730	$1,074.00	Yes: Downtown	SeaTac[45]	33,210	$4,355.00	
Deer Park[14]	5,565	$700.00		Sedro-Woolley[46]	13,520	$5,088.30	Yes: Central Business District
Des Moines	33,690	$7,505.33		Sequim[47]	8,605	$2,244.00	Yes: Downtown
DuPont[15]	10,190	$10,273.58		Shelton	10,450	$4,599.18	
Duvall	8,910	$11,678.41		Shoreline[48]	64,710	$10,986.65	Yes: High-Activity Areas
Edgewood	14,160	$12,426.00		Snohomish	10,770	$5,111.00	
Edmonds	43,770	$9,261.55		Snoqualmie[49]	14,550	$8,313.27	
Ellensburg[16]	21,500	$2,323.65	Yes: Commerical, Industrial, & Central Commercial Zones	Spokane[50]	235,900	$3,109.00	Yes: Downtown District
Enumclaw	13,440	$4,778.00		Spokane Valley[51]	110,800	$1,348.67	
Everett	114,900	$6,231.00	Yes: Metro Parking Area A	Stanwood	9,325	$5,324.00	
Federal Way[17]	103,000	$8,891.49	Yes: City Center (commercial)	Sultan	7,480	$8,787.00	
Ferndale[18]	17,240	$4,261.00	Yes: Downtown	Sumner	11,080	$7,314.23	
Fife	11,440	$8,495.00		Tacoma[52]	231,000	$3,998.83	
Gig Harbor	13,140	$8,639.00		Tukwila[53]	23,290	$4,176.24	
Gold Bar[19]	2,420	$1,212.12		Tumwater	28,030	$3,791.23	
Granite Falls[20]	4,765	$2,475.25		University Place	36,490	$3,193.00	
Issaquah	41,590	$11,057.00		Vancouver[54]	207,000	$3,273.75	
Kenmore[21]	24,600	$6,658.40		WA Average TIF	40,041	$5,838.05	
Kennewick[22]	89,220	$1,302.21	Yes: Southridge, Vista Field Area, & Downtown	Washougal[55]	18,490	$8,802.70	
Kent[23]	140,400	$4,988.06	Yes: Downtown & Midway	Wenatchee	36,480	$7,500.00	
Kirkland	98,860	$5,453.28		West Richland	18,820	$1,530.00	
La Center	4,440	$10,081.00		Woodinville	14350	$3,760.00	
Lacey[24]	60,720	-		Woodland	6650	$8,399.67	
Lake Stevens[25]	42,590	$4,369.67		Yelm	12470	$5,429.97	
Lynden[26]	17,220	$2,973.00		**County**	**2026 Population**	**PMPH Base Rate**	**Urban Center Initiative**
Lynnwood[27]	43,070	$7,944.00	Yes: City Center and Mall	Clark County[56]	550,000	$6,217.28	
Maple Valley[28]	29,340	$8,342.00		Kitsap County[57]	291,800	$5,381.82	
Marysville[29]	76,820	$6,300.00		Pierce County[58]	967,000	$6,335.37	
Mercer Island[30]	25,870	$4,593.64		Snohomish County[59]	879,700	$4,909.25	
Mill Creek	21,630	$3,900.00		Thurston County[60]	312,400	$3,658.07	

Notes: All data above and below obtained from public websites, fee sheets, telephone calls, emails, and ITE Trip Generation Manuals. 2026 OFM April 1 population data used.

1. Airway Heights has a per-unit-based TIF. (SFD (Single Family Detached): $3,346 (per unit) / 0.93 (ITE vehicle trip rate) = $3,597.85)
2. Arlington's 2-zone TIF system: Citywide = $3,355; Cascade Industrial Center = $5,841.39
3. Auburn's 2-zone TIF system: Non-Downtown = $6,022; Downtown = $3,824. Auburn offers discounts for many land uses if in downtown urban center and/or within 1/2 mile walking distance to frequent transit or Auburn Station.
4. Bainbridge Island has a per-unit-based TIF. (SFD: $6,959.31 (per unit) / 0.94 (ITE vehicle trip rate) = $7,403.52)
5. Battle Ground has an ADT-based TIF. (SFD: $418.18 (per trip) * 9.43 trips / 0.94 (ITE vehicle trip rate) = $4,195.15)
6. Bellevue offers TIF discounts for mid-rise multi-family units and commercial office buildings built in either downtown or transit-oriented development (TOD) locations.
7. Bellingham: 20% discount for (Downtown/Fairhaven), 15% discount (Other Urban Villages), and transit related discounts for urban villages. Bellingham has a person-trip-based TIF. (SFR: $1,770.13 (per person trip) * 1.97 (person per vehicle trip factor) = $3,487.16)
8. Bothell has residential reductions for afforadable housing, 1/4 mile proximity of rapid transit, and within growth centers.
9. Camas' 2-zone TIF system: North = $11,878.49; South = $4,582.80; Average = $8,230.65; Camas has a per-unit-based TIF. (SFD: $11,047 (per unit) / 0.93 (ITE vehicle trip rate) = $11,878.49)
10. Carnation has a per-unit-based TIF. (SFD: $9,168 (per unit) / 0.93 (ITE vehicle trip rate) = $9,858.06)
11. Cheney's TIF applies to Southeast Cheney (SE of 1st St). Cheney has an ADT-based TIF. (SFD: $183.81 (per trip) * 9.44 trips / 0.99 (ITE vehicle trip rate) = $1,752.69)
12. Covington has an ADT-based TIF. (SFD: $722 (per trip) * 9.09 trips / 0.93 (ITE vehicle trip rate) = $7,056.97)
13. Davenport offers TIF discounts for many land uses (residential, services, retail, office) in downtown locations.
14. Deer Park: Charge $350 TIF per car, SFD require 2 car garages, $700 TIF per SFD
15. DuPont has a person-trip-based TIF. (SFR: $10,273.58 (per person trip) * 1.45 (person per vehicle trip factor) = $14,896.691)
16. Ellensburg offers TIF discounts. 50% reduction for developments built in commercial (C-N, C-H, C-C, C-C II, NCMU, RCMU) and industrial (I-L, I-H) zones. 100% reduction if built in central commercial district (C-C). Ellensburg's base fee includes a 5% admin fee ($2,213 * 1.05 (+5%) = $2,323.65)
17. Federal Way has a per-unit-based TIF. (SFR: $8,358 (per unit) / 0.94 (ITE vehicle trip rate) = $8,891.49) Federal Way offers TIF discounts for various commercial uses (Services, Restaurant, Retail Shopping, Office) if built in the City Center area (CC, CF).
18. Ferndale's 2-zone TIF system: Citywide = $4,261; Downtown = $2,985
19. Gold Bar has a per-unit-based TIF. Residential = $1,200; Commercial = $1,500 (SFD Estimate: $1,200 (per unit) / 0.99 (ITE vehicle trip rate) = $1,212.12) Gold Bar admin fee non included: residential: $100; non-residential: 10% of total fee.
20. Granite Falls has a per-unit-based TIF. (SFD: $2,500 (per unit) / 1.01 (ITE vehicle trip rate) = $2,475.25)
21. Kenmore has a per-unit-based TIF. (SFR: $6,822.20 (per unit) / 1.09 (trip length factor) / 0.94 (ITE vehicle trip rate) = $6,822.20)
22. Kennewick's 4-zone TIF system: Southridge = $1,739; Vista Field = $1,138.79; Balance of City = $1,302.21; Downtown = $446
23. Kent's 3-zone TIF system: Citywide = $4,988.06; Downtown = $4,089.69; Midway = $4,405.72; Kent has a person-trip-based TIF. (SFD: $3,440.04 (person trip) * 1.45 (person per vehicle trip factor) = $4,988.06)
24. Lacey: rather than a set TIF base rate, TIF project costs and site-specific model-based traffic studies determine a per trip TIF rate for development
25. Lake Stevens' 3-zone TIF system: Zone 1 = $5,659; Zone 2 = $ 3,725; Zone 3 = $3,725; Average = $4,369.67
26. Lynden's 2-zone TIF system: Citywide = $2,973; Pepin Creek Subarea = $19,726 (highest in WA state)
27. Lynnwood's 2-zone TIF system: Zone A - City Center and Mall = $5,107; Zone B - Remainder of the City = $7,944

28. Maple Valley offers a TIF reduction of 80% for day care centers.
29. Marysville has two different PMPH-based rates. Redsidential = $6,300; Commercial = $2,220
30. Mercer Island offers TIF exemptions for some retail and restaurant land uses. Mercer Island has a per-unit-based TIF. (SFD: $4,318.02 (per unit) / 0.94 (ITE vehicle trip rate) = $4,593.64)
31. Mount Vernon offers TIF discounts for multifamily developments in C-1(A) & C-1(C) zones. Mount Vernon has two rates. Redsidential = $6,425 (per unit); Commercial = $1,382 (PMPH)
32. Mountlake Terrace has a per-unit-based TIF. (SFD: $8,160 (per unit) / 0.93 (ITE vehicle trip rate) = $8,774.19)
33. Mukilteo has a person-trip-based TIF. (SFR: $5,317.98 (per person trip) * 1.45 (person per vehicle trip factor) = $7,711.07)
34. North Bend uses a square-foot-based TIF for most land uses. (SFD: $7.83 per square foot)
35. Oak Harbor has two rates. Redsidential = $907 (per unit); Commercial = $589 (PMPH)
36. Olympia offers TIF discounts for many land uses in downtown and high density corridor areas. Olympia has a per-unit-based TIF. (SFD: $5,271 (per unit) / 0.93 (ITE vehicle trip rate) = $ 5,667.74)
37. Pasco's 5-zone TIF system: North Pasco= $2,215.84; West Pasco = $1,395.77; Central Pasco = $2,694.78; South Pasco = $3,862.46; East Pasco = $812.06; Average = $2,196.18
38. Poulsbo has an ADT-based TIF. (SFD: $562 (per trip) * 9.09 trips / 0.93 (ITE vehicle trip rate) = $5,493.10)
39. Puyallup offers TIF reductions for early learning facilities & low income housing (80%) and for multifamily housing that is within a transit station area and claiming 20-year multiple-unit housing prperty tax exemption (50%).
40. Redmond's 2-zone TIF system: Outside of Center = $10,107.51; Overlake Metro Center, Downtown Redmond Urban Center, & Marymoor Village Center = $7,668.97; Redmond has a per-unit-based TIF. (SFD: $10,107.51 (per unit) / 0.94 (ITE vehicle trip rate) = $10,752.67)
41. Renton offers TIF reductions for Center Downtown (CD) Zone (20%), early learning facilities (80%), & commercial/retail/industrial (11.03%) (except uses with PCE factors). Renton has a per-unit-based TIF. (SFD: $11,485.67 (per unit) / 0.94 (ITE vehicle trip rate) = $12,218.80)
42. Richland's 4-zone TIF system: Zone 1 = $2647.13; Zone 2 = $2,612.13; Zone 3 = $5,270.97; Zone 4 = $1,932.75; Average = $3,115.75
43. Ridgefield's 3-zone TIF system: City Wide Area = $5,733; Gee Creek Plateau Subarea = $10,920.29; Carty Road Subarea = $ 5875.59; Subarea TIFs are in addition to the city wide area TIF. Ridgefield has a per-unit-based residential TIF and an ADT-based commercial TIF. (SFD: $5,733 (per unit) / 0.93 (ITE vehicle trip rate) = $6,164.52)
44. Sammamish uses a square-foot-based TIF. (SFD: $7.44 per square foot)
45. SeaTac has a per-unit-based TIF. (SFD: $4,355 per unit)
46. Sedro-Woolley's 2-zone TIF system: Non-CBD = $5,088.30; CBD = $2,829.79; Sedro-Woolley has a per-unit-based TIF. (SFD: $4,783 (per unit) / 0.94 (ITE vehicle trip rate) = $5,088.30)
47. Sequim offers TIF discounts for some land use types if built in Downtown.
48. Shoreline's 2-zone TIF system: Non High-Activity Area = $10,986.65; High-Activity Area = $9,338; Shoreline has a person-trip-based TIF. (SFD: $7,577 (per person trip * 1.45 (person per vehicle trip factor) = $ 10,986.65)
49. Snoqualmie has a person-trip-based TIF. (SFR: $5,733.29 (per person trip) * 1.45 (person per vehicle trip factor) = $8,313.27)
50. Spokane's 6-zone TIF system: Northwest District = $831; South District = $2,813; Northeast District = $694; West Plains District = $4,048; Latah District = $7,159; Downtown District = $249.65; Average (excluding downtown) = $3,109
51. Spokane Valley's 3-zone TIF system: South Barker Corridor = $1,153; Mirabeau Subarea = $698; North Pines Road Subarea = $2,195; Average = $1,348.67
52. Tacoma's 6-zone TIF system: Downtown, Dome, Hilltop = $4,548, North = $5,132; Northeast = $761; South = $5,056; Southeast = $5,201; Tideflats = $3,295; Average = $3,998.83
53. Tukwila's 4-zone TIF system: Zone 1= $4,438.73; Zone 2 = $4,863.14; Zone 3 = $5,345.42; Zone 4 = $2,057.66; Average = $4,176.24
54. Vancouver's 3-zone TIF system: Columbia = $2,367.53; Cascade = $3,240.31; Pacific = $4,213.40; Average = $3,273.75; Vancouver has an ADT-based TIF. (SFD: $236 (per trip) * 9.43 trips / 0.94 (ITE vehicle trip rate) = $2,367.53)
55. Washougal has an ADT-based TIF. (SFD: $877.47 (per trip) * 9.43 trips / 0.94 (ITE vehicle trip rate) = $8,802.705
56. Clark County's 4-zone TIF system: Hazel Dell = $5,527.59; Mount Vista = $10,563.61; Orchards = $4,785.22; Rural = $3,992.70; Average = $6,217.28; Clark County has an ADT-based TIF. (SFD: $551 (per trip) * 9.43 trips / 0.94 (ITE vehicle trip rate) = $5,527.59)
57. Kitsap County has a per-unit-based TIF. (SFD: $5058.91 (per unit) / 0.94 (ITE vehicle trip rate) = $5,381.82)
58. Pierce County's 4-zone TIF system: TSA A = $6,278.72; TSA B = $6,278.72; TSA C = $10,265.96; TSA D = $2,518.09; Average = $6,335.37; Admin fees included.
59. Snohomish County's 6-zone TIF system: TSAs A-F have different ADT-based rates for residential vs. commercial and inside vs outside the Urban Growth Area (UGA). Average = $489.36 (per trip) * 9.43 trips / 0.94 (ITE vehicle trip rate) = $4,909.25
60. Thurston County's 6-zone TIF system: Northwest = $3,772; West = $2,634; South + South UGA = $5,927; East + East UGA = $3,323; North = $2,634; Central UGAs = $3,743; Average = $3,658.07


Citywide vs. Downtown/CBD TIF
$16,000
$14,000
$12,000
$10,000
$8,000
$6,000
$4,000
$2,000
$0
-36.5%
-50.0%
-20.0%
-10.0%
-50.0%
-29.9%
-65.8%
-18.0%
-61.8%
-24.1%
-20.0%
-44.4%
-92.0%
-35.0%
Auburn
Bellevue
Bellingham
Bothell
Ellensburg
Ferndale
Kennewick
Kent
Mount Vernon
Redmond
Renton
Sedro-Woolley
Spokane
AVERAGE
Citywide TIF
Dowtown/CBD TIF


Citywide vs. Special TIF
$12,000
$10,000
$8,000
$6,000
$4,000
$2,000
$0
-15.0%
-100.0%
-25.0%
-12.5%
-11.7%
-35.7%
-15.0%
-30.7%
Bellingham
Ellensburg
Everett
Kennewick
Kent
Lynwood
Shoreline
AVERAGE
Citywide TIF
Special TIF