



A GUIDE TO APPLYING FOR CREDITS TO TRAFFIC IMPACT FEES FOR CONSTRUCTED ROAD IMPROVEMENTS OR OTHER CONTRIBUTIONS

This bulletin is designed to assist you in understanding when Traffic Impact Fee credits are available, what improvements and/or contributions are creditable, and how to apply for the credit determination.

Pierce County adopted Traffic Impact Fees under Ordinance 2018-71s that went into effect February 1, 2019. Traffic Impact Fees were initially adopted under Ordinance 2006-60s and later updated by Ordinance 2012-63.

Under certain instances, credits to reduce these Traffic Impact Fees may be available to the applicant if road improvements were constructed in association with the development, or if other equivalent contributions were made such as proportionate share payments for roadway improvements or dedication of road right of way.

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.

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.

Additional Information

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



Transportation Services

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TRAFFIC IMPACT FEE CREDIT REQUEST

Form with fields: Owner, Phone, Date, Site Address, Project Name, Parcel Number(s), Building Permit Number (if applicable), TSA, Description, Checklist, and signature lines.

