

# Pierce County Transportation Impact Fee Schedule

## Effective 2/1/2022

Traffic Impact Fee Schedule						
			Impact Fee Rate in dollars per Land Use Unit by TSA (cost per trip)			
LAND USE	ITE Land Use Code (LUC) <sup>1</sup>	UNIT OF MEASURE	TSA A (\$571.95)	TSA B (\$571.95)	TSA C (\$941.45)	TSA D (\$223.44)
<b>Residential</b>						
Single-Family Detached Housing and Attached Housing up to 2-Units (Duplex)	210	Dwelling Units	5229	5229	8543	2104
Accessory Dwelling Unit (ADU)	210	Dwelling Units	2665	2665	4321	1102
Multi Family(incl. triplex, condos)	220, 221, 222, 225	Dwelling Units	3567	3567	5806	1454
Mid-Rise and High-Rise Residential with 1st Floor Commercial 3 or more levels (floors)	231, 232	Dwelling Units	3359	3359	5464	1373
Mobile Home Park	240	Dwelling Units	2817	2817	4572	1161
Senior Adult Housing Detached	251	Dwelling Units	2420	2420	3919	1006
Senior Adult Housing Attached	252	Dwelling Units	2110	2110	3409	885
Assisted Living	252, 254, 255	Dwelling Units / Beds	1371	1371	2193	597
Centers and Corridors Proposal- Multi Family(incl. triplex, condos)	220, 221, 222, 225, 231, 232	Dwelling Units	2388	2388	3866	994
<b>Commercial</b>						
General -- Retail, Restaurant & Services	All LUC's in 400, 800 and 900 series except LUC 944	SF GFA/GLA	6.41	6.41	10.55	2.50
Gasoline Sales <sup>2</sup>	944	Pumps	14189.22	14189.22	23356.04	5543.20
<b>Commercial - Institutional</b>						
Institutional	All LUC's in 500 and 600 series unless specifically listed	SF GFA	3.49	3.49	5.74	1.36
Public Elementary / Jr. High School	520,522	SF GFA	3.67	3.67	6.04	1.43
Public High School	530	SF GFA	2.93	2.93	4.82	1.14
Private Kindergarten through 8th Grade	534	SF GFA	6.71	6.71	11.04	2.62
Private Kindergarten through 12th Grade	536	SF GFA	6.45	6.45	10.61	2.52
<b>Industrial</b>						
Warehousing/Storage	All LUC's in 100 series unless specifically listed	SF GFA	2.71	2.71	4.46	1.06
Industrial/Manufacturing	110, 130, 140	SF GFA	2.51	2.51	4.14	0.98
Mini Warehouse	151	SF GFA	0.89	0.89	1.46	0.35
<b>Commercial - Office</b>						
Office Land Uses	All LUC's in 700 series unless specifically listed	SF GFA	6.23	6.23	10.25	2.43
Corporate Headquarters	714	SF GFA	5.08	5.08	8.37	1.99
Research and Development Center	760	SF GFA	7.20	7.20	11.85	2.81
Medical Office/Clinic	720	SF GFA	15.41	15.41	25.36	6.02

**Administration Fees of \$100 per Residential Unit and 1% for Commercial uses are included in the above listed rates.**

TSA= Transportation Service Area

GFA = Gross Floor Area

GLA = Gross Leasable Area

\*\* For uses listed in square feet, the trip rate is given in thousands of square feet; the cost per unit is converted to square feet.

1) Land Use Code - Reference TRIP GENERATION, 10th Edition, Institute of Transportation Engineers

2) Gasoline Sales Rate per Pump applies in addition to Commercial General Rate per SF (note: each pump to service a max of two vehicles at a time)