

Pierce County Transportation Impact Fee Schedule

Effective 2/1/2021

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) ¹	UNIT OF MEASURE	TSA A (\$530.61)	TSA B (\$530.61)	TSA C (\$873.41)	TSA D (\$207.29)
Residential						
Single-Family Detached Housing and Attached Housing up to 2-Units (Duplex)	210	Dwelling Units	4859	4859	7933	1959
Accessory Dwelling Unit (ADU)	210	Dwelling Units	2479	2479	4016	1029
Multi Family(incl. triplex, condos)	220, 221, 222, 225	Dwelling Units	3316	3316	5394	1356
Mid-Rise and High-Rise Residential with 1st Floor Commercial 3 or more levels (floors)	231, 232	Dwelling Units	3123	3123	5076	1281
Mobile Home Park	240	Dwelling Units	2620	2620	4249	1085
Senior Adult Housing Detached	251	Dwelling Units	2252	2252	3643	941
Senior Adult Housing Attached	252	Dwelling Units	1965	1965	3170	829
Assisted Living	252, 254, 255	Dwelling Units / Beds	1280	1280	2042	561
Centers and Corridors Proposal- Multi Family(incl. triplex, condos)	220, 221, 222, 225, 231, 232	Dwelling Units	2223	2223	3594	929
Commercial						
General -- Retail, Restaurant & Services	All LUC's in 400, 800 and 900 series except LUC 944	SF GFA/GLA	5.95	5.95	9.79	2.32
Gasoline Sales ²	944	Pumps	13163.72	13163.72	21668.13	5142.59
Commercial - Institutional						
Institutional	All LUC's in 500 and 600 series unless specifically listed	SF GFA	3.23	3.23	5.32	1.26
Public Elementary / Jr. High School	520,522	SF GFA	3.40	3.40	5.60	1.33
Public High School	530	SF GFA	2.71	2.71	4.47	1.06
Private Kindergarten through 8th Grade	534	SF GFA	6.22	6.22	10.24	2.43
Private Kindergarten through 12th Grade	536	SF GFA	5.98	5.98	9.85	2.34
Industrial						
Warehousing/Storage	All LUC's in 100 series unless specifically listed	SF GFA	2.51	2.51	4.14	0.98
Industrial/Manufacturing	110, 130, 140	SF GFA	2.33	2.33	3.84	0.91
Mini Warehouse	151	SF GFA	0.82	0.82	1.35	0.32
Commercial - Office						
Office Land Uses	All LUC's in 700 series unless specifically listed	SF GFA	5.78	5.78	9.51	2.26
Corporate Headquarters	714	SF GFA	4.72	4.72	7.76	1.84
Research and Development Center	760	SF GFA	6.68	6.68	11.00	2.61
Medical Office/Clinic	720	SF GFA	14.30	14.30	23.53	5.58

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).