

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6888

AN ORDINANCE approving the 2026 Transportation Impact Fee Rate Schedule to reflect updated Institute of Transportation Engineers (ITE) trip generation factors and a base fee rate of \$8,185 (Attachment A), to be effective January 1, 2026; retaining a fixed three percent indexing to be applied annually to the rate schedule beginning January 1, 2027; and repealing Ordinance Nos. 6688 and 6715.

WHEREAS, the City is authorized under State law to impose transportation impact fees (TIF) pursuant to RCW 82.02.050 through 82.02.100 for the purpose of collecting a proportional fair share contribution toward the capital improvement costs of transportation infrastructure; and

WHEREAS, the City Council has approved and adopted the Transportation Facilities Plan (TFP) pursuant to Resolution No. 10557 and which Plan includes the impact fee project list; and

WHEREAS, the City's transportation impact fee program authorizes imposition of transportation impact fees based on the methodology established in Bellevue City Code (BCC) Section 22.16.080; and

WHEREAS, on November 21, 2022, the City Council adopted Ordinance No. 6688 adopting an impact fee rate schedule with a base fee rate of \$7,490 consistent with the authority provided in BCC 22.16 and in Chapter 82.02 RCW; and

WHEREAS, on January 9, 2023, the City Council adopted Ordinance No. 6715 adopting a revised impact fee rate schedule maintaining a base fee rate of \$7,490 but correcting technical errors; and

WHEREAS, the director of the transportation department has prepared the transportation impact fee program report, demonstrating a maximum allowable impact fee rate of \$20,343 per PM peak hour trip end; and

WHEREAS, the base fee rate applied to each individual land use type is adjusted by several standard factors; and

WHEREAS, since adoption of Ordinance No. 6715 in 2023, the factors used to adjust the base fee rate have been updated by the Institute of Transportation Engineers (ITE); and

WHEREAS, the City Council finds that using the updated ITE trip generation factors provides the best available, up-to-date, trip generation and transportation system impact data to develop the Transportation Impact Fee Program; and

WHEREAS, the City Council finds that establishing the impact fee base rate schedule, as set forth in this ordinance, below the maximum allowable rate is in the public interest; and

WHEREAS, the City Council finds that retaining the fixed 3 percent increase provides greater predictability to the City and to the development community; and

WHEREAS, the next TFP update will include a review of the transportation impact fee program and evaluation of whether any updates to the ITE trip generation factors, the Puget Sound Regional Council (PSRC) trip lengths or the annual indexing factor are appropriate; and

WHEREAS, in the event the City Council adopts such updates, the impact fee rate for each category of use may increase or decrease; and

WHEREAS, this ordinance is exempt from the requirements of the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's Environmental Procedures Code, BCC 22.02; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Subject to the adjustments, credits and other modifications authorized pursuant to Bellevue City Code Chapter 22.16, the impact fee schedule attached hereto as Attachment A is hereby adopted, effective January 1, 2026.

Section 2. Effective January 1, 2027, and annually thereafter, the director of the transportation department shall adjust Attachment A to reflect a 3 percent impact fee rate increase. No transportation impact fee for a specific development shall be increased or decreased once said fee has been paid.

Section 3. Ordinance 6688 and the impact fee schedule attached thereto is repealed effective January 1, 2026.

Section 4. Ordinance 6715 and the impact fee schedule attached thereto is repealed effective January 1, 2026.

Section 5. This Ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this _____ day of _____, 2025 and signed in authentication of its passage this _____ day of _____, 2025.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Trisna Tanus, City Attorney

Heather Jones, Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published: _____

ATTACHMENT A

Transportation Impact Fee Rates, effective 01/01/2026

	Land Use	Institute of Transportation Engineers (ITE) Land Use Code	Unit of Measure	Trip Rate Factors (ITE 12th Edition-based)	Impact Fees Rates Effective 01/01/2026 to 12/31/2026
	Cost Per Trip End				\$8,185
	Residential				
1	Single Family	210	dwelling	1.00	\$8,185
2	Single Family Attached Housing	215	dwelling	0.50	\$4,092
3	Multi-Family Low Rise (1-2 stories)	220	dwelling	0.52	\$4,256
4	Multi-Family Mid Rise - (3-10 stories)	221	dwelling	0.38	\$3,110
5	Multi-Family Mid Rise - Downtown/TOD	222	dwelling	0.19	\$1,555
6	Multi-Family High Rise (10+ stories)	222	dwelling	0.19	\$1,555
7	Senior Adult Housing - Multifamily	252	dwelling	0.25	\$2,046
	Commercial - Services				
8	Walk-in Bank	911	sf/GFA	12.13	\$51.18
9	Hotel	310	room	0.47	\$3,847
10	Day Care Center	565	sf/GFA	10.75	\$39.08
11	Health/Fitness Club	492	sf/GFA	3.77	\$24.47
	Commercial - Institutional				
12	Religious Institution	560	sf/GFA	0.43	\$3.52
13	Assisted Living	254	bed	0.24	\$1,964
14	Medical Clinic	630	sf/GFA	3.67	\$25.64
15	Hospital	610	sf/GFA	0.86	\$6.41
	Commercial - Restaurant				
16	Fine Dining Restaurant	931	sf/GFA	8.10	\$34.56
17	Fast Casual Restaurant	930	sf/GFA	14.35	\$46.57
18	High-Turnover (Sit Down) Restaurant	932	sf/GFA	9.18	\$33.97
19	High Volume Fast-Food Restaurant	929	sf/GFA	58.43	\$189.64
20	Fast Food Restaurant without Window	933	sf/GFA	36.73	\$119.21
21	Fast Food Restaurant with Window	934	sf/GFA	31.60	\$92.30
	Commercial - Retail Shopping				
22	Shopping Center (over 150k sf)	820	sf/GLA	3.26	\$17.64
23	Shopping Center (40k to 150k sf)	821	sf/GLA	4.76	\$21.76
24	Strip Retail Plaza (under 40k sf)	822	sf/GLA	6.29	\$28.76
25	Mixed Use Retail	-	sf/GLA	6.29	\$24.50
26	Supermarket	850	sf/GFA	8.79	\$50.91
27	Pharmacy	880	sf/GFA	8.51	\$25.96
28	Automobile Sales	840	sf/GFA	2.29	\$17.06
	Commercial - Office				
29	Office	710	sf/GFA	1.18	\$9.89
30	Downtown Office	710	sf/GFA	0.87	\$7.29
31	TOD Office	710	sf/GFA	0.87	\$7.29
32	Medical/ Dental Office	720	sf/GFA	3.42	\$23.89
	Industrial				
33	Manufacturing	110	sf/GFA	0.49	\$4.56
34	Mini-Warehouse	151	sf/GFA	0.14	\$1.30

Notes:

- The Impact Fee Rates charged are based on the current fees in effect at the time of building permit issuance. (Exception per BCC 22.19.030.B)
- The Current Trip Rates include adjustments for Pass-By Trips and Trip Length.
- sf/GFA = square feet Gross Floor Area
- sf/GLA = square feet Gross Leasable Area
- For uses with Unit of Measure given in sf, trip rate is given as trips per 1,000 sf
- TOD = Transit-Oriented Development
- Mixed Use Retail= See Appendix C of the 2025 Transportation Impact Fee Report Update for full description.