

# Development Services Fee Update

**2023-2024 Mid-Bi Budget**

Rebecca Horner, Director

Jake Hesselgesser, Assistant Director

Teri Jones, Fiscal Manager

*Development Services Department*

*October 23, 2023*



# Information Only

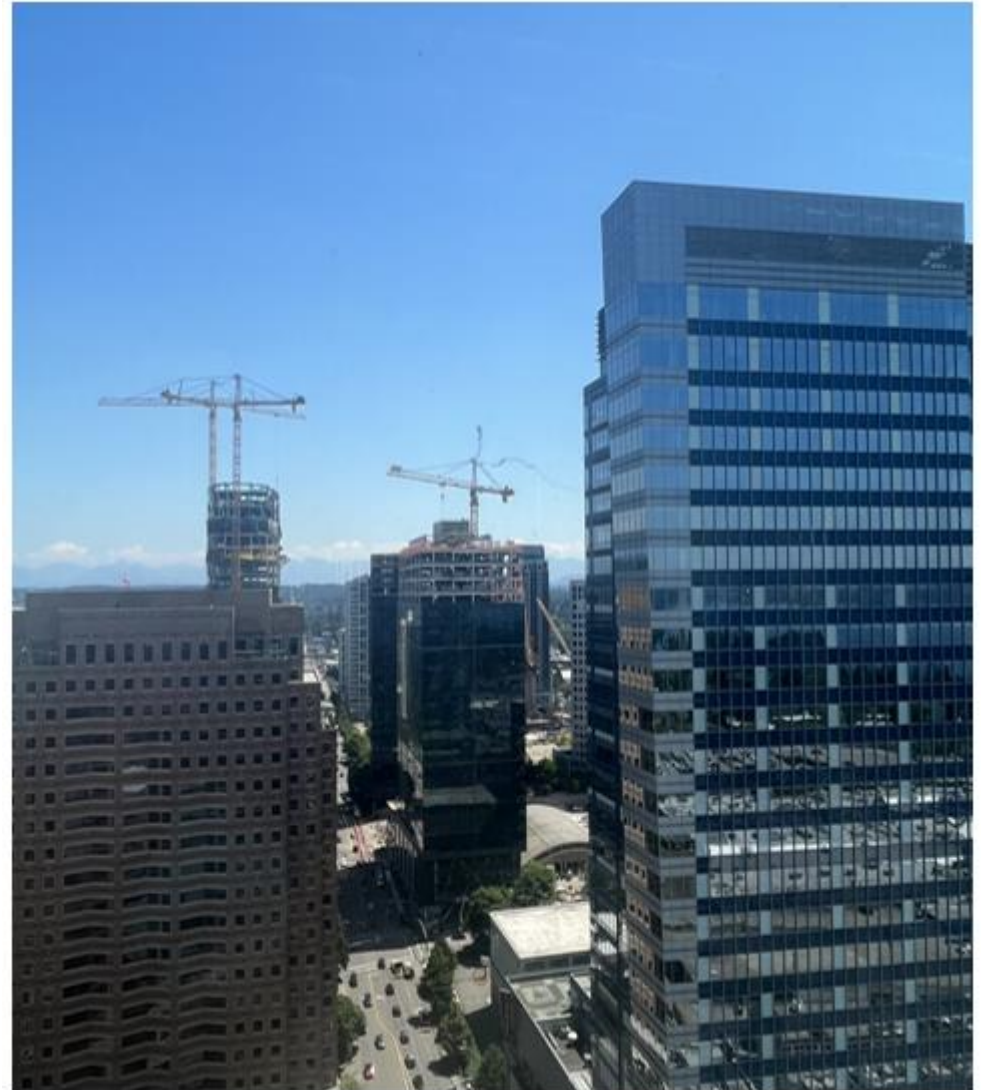
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Staff is seeking feedback regarding Development Services proposed 2024 fees and rates following completion of an annual cost of service study. Staff will also present information regarding updates to the Issaquah and Renton school impact fee schedule in Bellevue City Code (BCC) Chapter 22.18



# Agenda

1. Development Activity Update
2. Cost Recovery & Guiding Principles
3. Proposed Fees & Rates
4. School Impact Fees
5. Upcoming Calendar

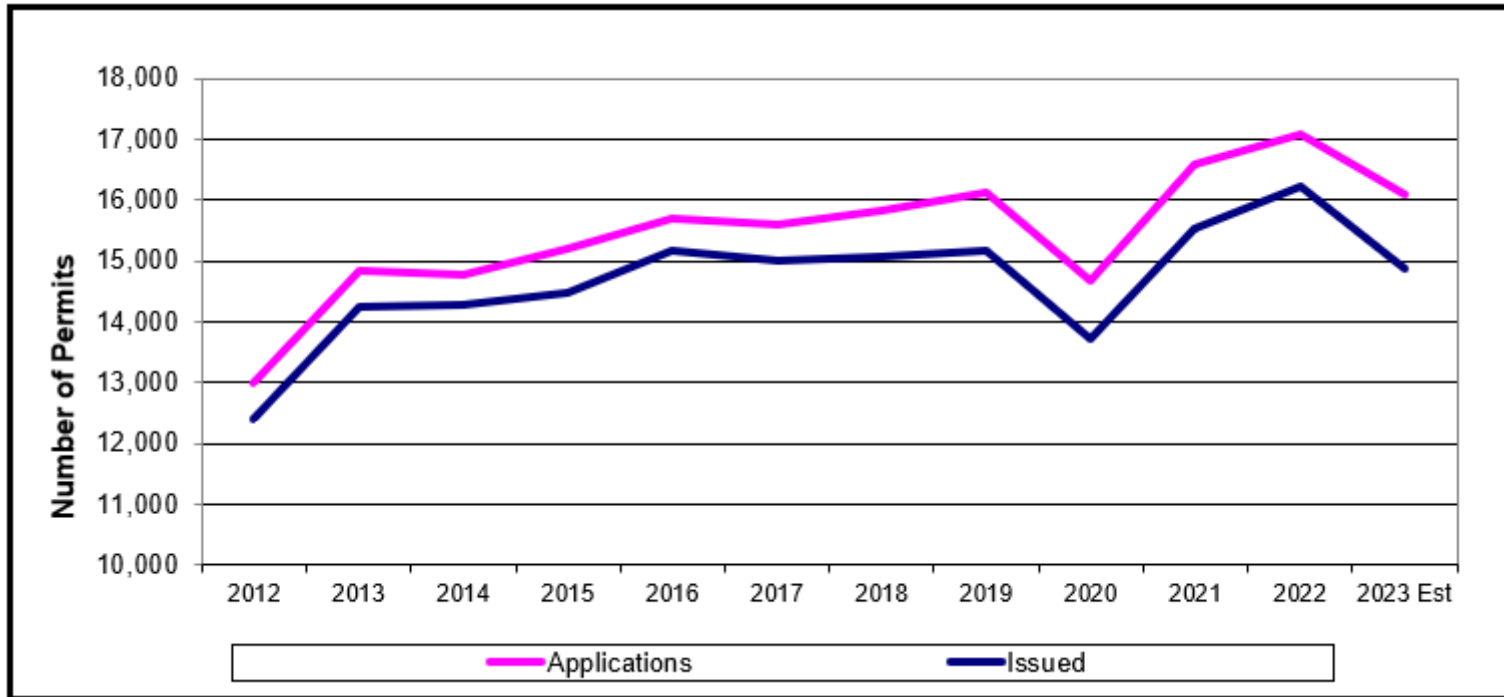




# Development Update



# Development Activity Update



- Economic headwinds
- Continued interest in Bellevue
- Development pipeline slowing
- Inspection demand remains high

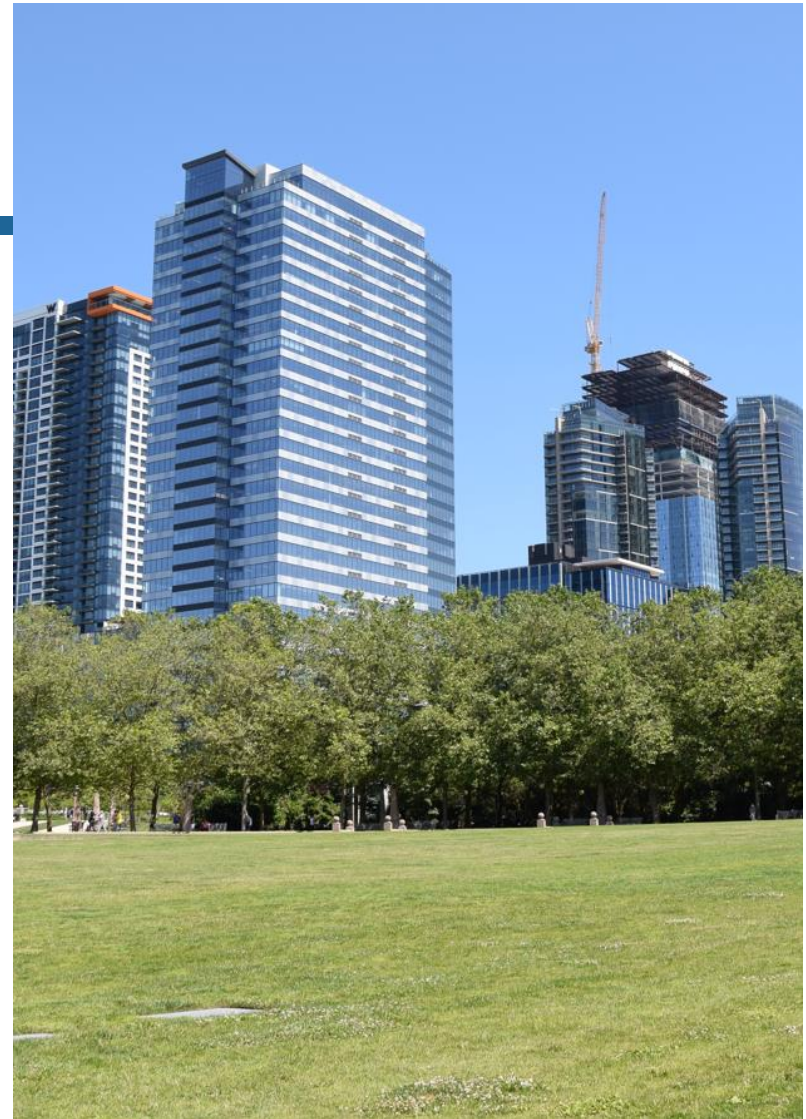
# Process Improvements

- Stakeholder engagement
- Bellevue Development Committee
  - New forum with broad participation
- Customer experience program
  - Real-time feedback
  - Continuous improvement



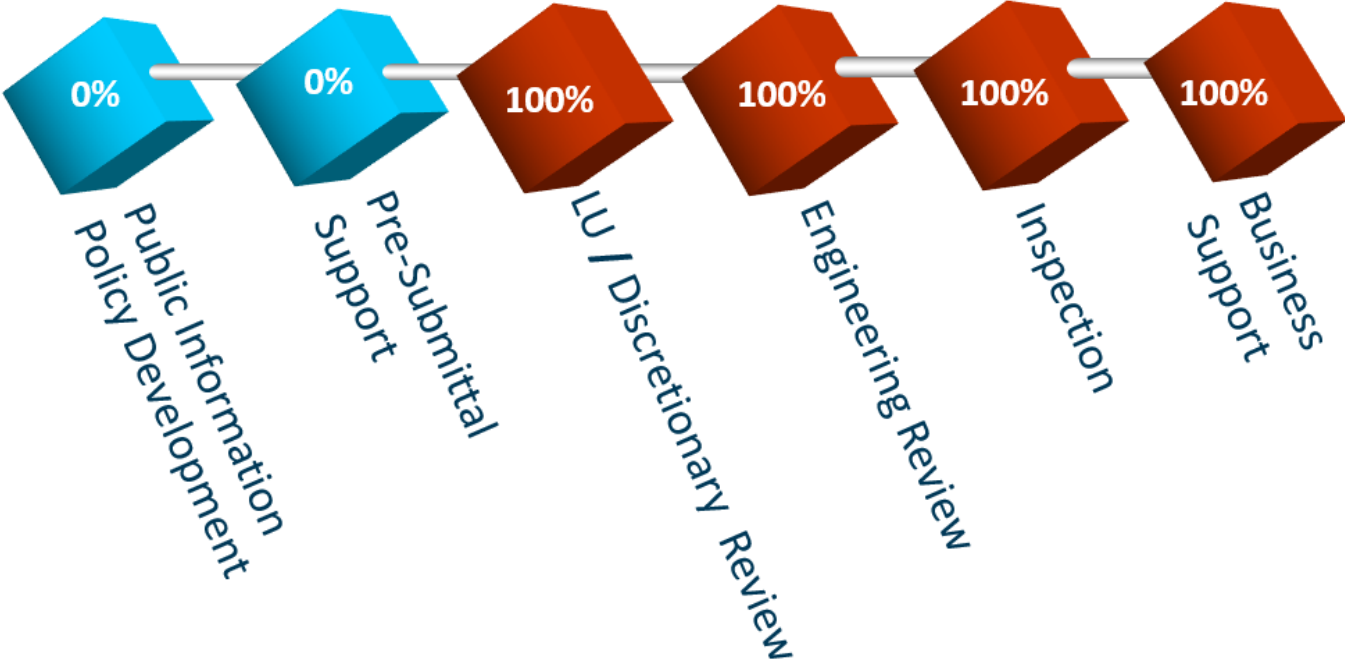
# Process Improvements

- Feedback themes
- Consistency & predictability
- Streamline permitting
- Respond to new mandates
- Affordable Housing programs



# Council Endorsed Cost Recovery Objectives

Percentage of Services Funded By DS Rates





# Financial Management Guiding Principles

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- Funding structure should support DS line of business through economic cycles
- Permit applicants should pay for services received
- Fees should be predictable and understandable to customer
- Fees should be regionally competitive





# Proposed Fees & Rates



# Proposed Fee Adjustments

- Update hourly rates and adjust flat fees
- Update building valuation table to 2023 and apply Washington State modifier
- Adjust building permit fees by CPI-W



# Proposed Hourly Rates

Function	2023 Adopted	2024 Proposed	% change in rate
Land Use review	\$264	\$272	3.03%
Transportation review & inspection	\$217	\$225	3.69%
Fire review & inspection	\$193	\$200	3.63%
Utilities review & inspection	\$180	\$187	3.89%



# Proposed Fees

- Proposed flat rate adjustments include changes in hourly rates and average review/inspection time

FEE TYPE	2023	2024	Variance
<b><u>FLAT FEE</u></b>			
Land Use Review - Minor clear and grade	\$528	\$544	\$16
Utilities Inspection - New Single Family	\$540	\$655	\$115
<b><u>VALUATION BASED</u></b>			
Minor Commercial Project	\$7,402	\$7,895	\$493
Single Family 500 Sq. Ft. Addition	\$3,974	\$4,157	\$184



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# School Impact Fees



# School Impact Fee Update

- Charged by Issaquah and Renton School Districts per BCC 22.18
- A pass-through fee applied to new residential construction located within districts. Formula is set in BCC 22.18.090
- Used to support capital programs
- Fee is collected by Bellevue at building permit and transferred to school districts



Issaquah School District – new middle school

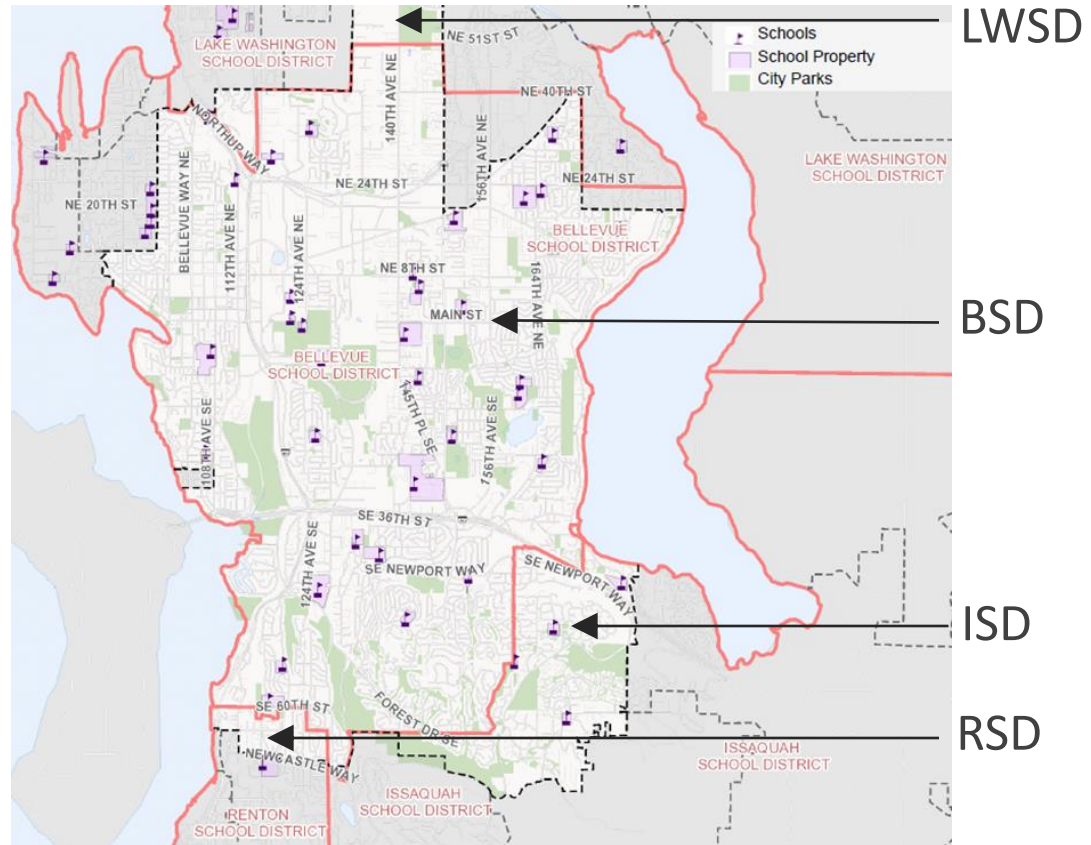


Renton School District – new elementary school



# District Boundaries

- Bellevue is served by four school districts:
  - Bellevue School District (BSD)
  - Lake Washington School District (LWSD)
  - Issaquah School District (ISD)
  - Renton School District (RSD)





# 2024 School Impact Fees

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## Issaquah School District

- Single-family impact fee is \$15,510 (+ \$4,133)
- Multi-family impact fee is \$3,514 (- \$1,204)

## Renton School District

- Single-family impact fee is \$2,161 (- \$750)
- Multi-family impact fee is \$4,257 (+ \$560)

# Mid-Biennium Key Dates



October 9: Mid-Bi Calendar Overview



October 16: Overview of Mid-Bi Adjustments



October 23: Development Services Update



November 13: Council Follow-up & Public Hearing



November 20: Adoption

# Information

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