

# Thurston County Growth Management Impact Transportation Fee Areas

**Transportation Impact Fee Areas**

- North TSA Impact Fee Area
- West TSA Impact Fee Area
- Northwest TSA Impact Fee Area
- Central TSA Impact Fee Area
- East TSA Impact Fee Area
- Incorporated and Other (Non-Fee Area)
- South TSA Impact Fee Area

## \*\*\*Summary of Impact Fees\*\*\*

The information below is a summary. Impact fees are assessed and collected according to the Thurston County Impact Fee Ordinance (Title 25) and the most current Impact Fee Schedule. Please check with Thurston County Resource Stewardship and/or Public Works staff for the most current fees.

Impact Fees are used to fund new developments share of improvements to Parks, Transportation and Schools, that are necessary due to the increase in residences, students and traffic related to new development.

Impact fees will be assessed at the time a completed building application is submitted to the Thurston County Permit Assistance Center.

Impact Fees will be collected at the time the Building Permit is drawn.

Impact fees for transportation and schools are not uniform across the county, rather the fee amount is based on the projected cost of a capital projects within a school district or transportation district service area.

Park's impact fees are uniform across the county.

Development applicants may calculate the potential impact fee amounts by identifying the location of their project, and then summing the transportation, school and parks fee impact per development unit.

Transportation Fees Current as of January 1, 2025  
Park Impact Fees Current as of January 1, 2025  
Fee Areas Current through 6/7/2025

Park Impact Fee Schedule	
Housing Type	Impact Fee per Dwelling Unit
Single-Family Homes	\$1,934.46
Multi-Family Dwelling Units	\$1,379.48
Mobile Home Units	\$1,743.97

Table based on: Resolution No. 14820

IMPACT FEE SCHEDULE (MAXIMUM ALLOWABLE RATES)		TRANSPORTATION					
		Northwest TSA Impact Fee Rate	West TSA Impact Fee Rate	South TSA Impact Fee Rate	East TSA Impact Fee Rate	North TSA Impact Fee Rate	Central TSA Impact Fee Rate
Land Use	ITE Land Use Code <sup>1</sup>	Unit of Measure	Cost Per Trip <sup>2</sup>				
<b>Residential</b>							
Single Family (Detached)	210	dwelling	\$3,439	\$2,402	\$5,404	\$3,030	\$2,402
Accessory Dwelling Units	N/A	dwelling	\$1,720	\$1,201	\$2,702	\$1,515	\$1,201
Multi-Family	220, 221, 230, 233	dwelling	\$2,057	\$1,436	\$3,232	\$1,812	\$1,436
Senior Housing	251	dwelling	\$834	\$582	\$1,310	\$735	\$582
Mobile Homes in MH Park	240	dwelling	\$1,275	\$893	\$2,009	\$1,126	\$893
<b>Commercial - Services</b>							
Drive-in Bank	912	sq/GFA	\$18.27	\$12.76	\$26.71	\$16.10	\$12.76
Hotel	310	room	\$2,382.32	\$1,663.58	\$3,743.37	\$2,098.74	\$1,663.58
Motel	320	room	\$1,595.84	\$1,093.60	\$2,370.80	\$1,329.20	\$1,093.60
Day Care Center	265	sq/GFA	\$116.56	\$82.59	\$156.02	\$94.59	\$82.59
Library	590	sq/GFA	\$10.33	\$7.21	\$16.23	\$9.10	\$7.21
Post Office	732	sq/GFA	\$14.19	\$9.91	\$22.29	\$12.50	\$9.91
Service Station	944	VFP	\$9,470.10	\$6,613.00	\$14,880.51	\$8,342.83	\$6,613.00
Service Station w/ Mini-mart	945	sq/GFA	\$44.73	\$31.23	\$70.28	\$39.40	\$31.23
Auto Care Center	942	sq/GFA	\$4.76	\$3.32	\$7.47	\$4.19	\$3.32
Movie Theater	444, 445	seat	\$135.84	\$94.86	\$213.45	\$119.67	\$94.86
Health Club	452, 493	sq/GFA	\$7.96	\$5.56	\$12.51	\$7.02	\$5.56
<b>Commercial - Institutional</b>							
Elementary School	520	sq/GFA	\$1.85	\$1.29	\$2.91	\$1.63	\$1.29
Middle/Jr High School	522	sq/GFA	\$2.55	\$1.78	\$4.01	\$2.25	\$1.78
High School	530	sq/GFA	\$1.59	\$1.12	\$2.46	\$1.39	\$1.12
Assisted Living	254, 620	bed	\$722.64	\$504.62	\$1,135.49	\$636.62	\$504.62
Nursing Home	560	sq/GFA	\$1.80	\$1.26	\$2.83	\$1.59	\$1.26
Church	610	sq/GFA	\$3.85	\$2.69	\$6.05	\$3.39	\$2.69
<b>Commercial - Restaurant</b>							
Restaurant	931	sq/GFA	\$20.06	\$14.71	\$33.09	\$18.55	\$14.71
High Turnover Restaurant	932	sq/GFA	\$17.85	\$12.46	\$28.04	\$15.72	\$12.46
Fast Food Restaurant	934	sq/GFA	\$32.43	\$22.65	\$50.96	\$28.57	\$22.65
Espresso w/ drive thru	938	sq/GFA	\$33.09	\$23.11	\$51.99	\$29.15	\$23.11
<b>Commercial - Retail Shopping</b>							
Shopping Center	820	sq/GFA	\$5.56	\$3.88	\$8.74	\$4.90	\$3.88
Supermarket	850	sq/GFA	\$10.69	\$7.45	\$12.70	\$7.00	\$5.38
Convenience Market	851	sq/GFA	\$28.52	\$19.91	\$44.81	\$25.12	\$19.91
Free Standing Discount Store	813, 815, 857, 863, 864	sq/GFA	\$7.05	\$4.92	\$11.08	\$6.21	\$4.92
Hardware/ Paint Store	816	sq/GFA	\$1.81	\$1.26	\$2.84	\$1.59	\$1.26
Specialty Retail Center	814	sq/GFA	\$5.77	\$4.03	\$9.07	\$5.09	\$4.03
Furniture Store	890	sq/GFA	\$0.53	\$0.37	\$0.83	\$0.46	\$0.37
Home Improvement Superstore	862	sq ft/GFA	\$3.40	\$2.38	\$5.34	\$3.00	\$2.38
Pharmacy (with Drive Thru)	881	sq ft/GFA	\$8.68	\$6.06	\$13.64	\$7.65	\$6.06
Car Sales - New/ Used	841	sq/GFA	\$13.70	\$9.57	\$21.53	\$12.07	\$9.57
<b>Commercial - Office</b>							
General Office	710, 715, 750	sq/GFA	\$5.24	\$3.66	\$8.23	\$4.62	\$3.66
Medical Office	720	sq/GFA	\$12.37	\$8.63	\$19.43	\$10.89	\$8.63
<b>Industrial</b>							
Light Industry/ Manufacturing	110, 140	sq/GFA	\$3.19	\$2.23	\$5.01	\$2.81	\$2.23
Heavy Industry	120	sq/GFA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Industrial Park	130	sq/GFA	\$2.03	\$1.42	\$3.18	\$1.78	\$1.42
Mini-Warehouse/ Storage	151	sq/GFA	\$0.66	\$0.60	\$1.35	\$0.76	\$0.60
Warehousing	150	sq/GFA	\$0.96	\$0.67	\$1.51	\$0.85	\$0.67

Table based on: Resolution No. 14820

 Cities  Urban Growth Areas

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