



Transportation Impact Fees

City of Tacoma | Public Works Department

City Council Meeting
December 2, 2025
Ordinance No. 29082



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TRANSPORTATION IMPACT FEES



Provide predictability of mitigation costs



One financing tool that supports cost sharing



One-time fee:
Growth pays for growth



Create transparency of development mitigation and capital improvements funded



Reduce permitting times resulting in project savings



Common industry funding mechanism

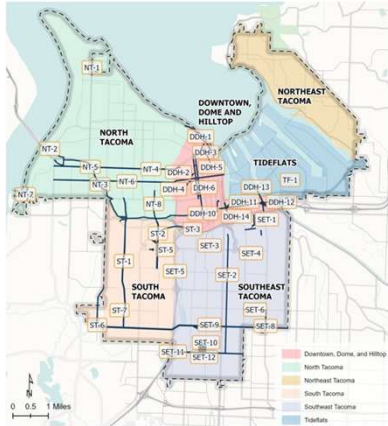
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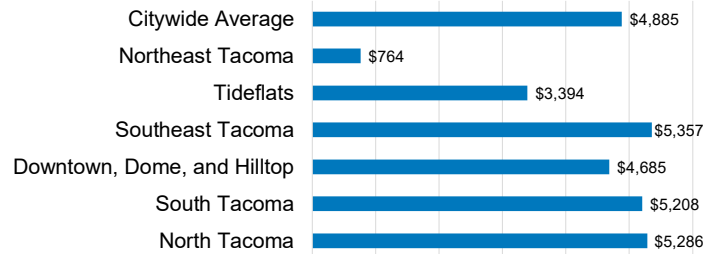
ORDINANCE



42 CAPITAL PROJECTS (\$164M IN ELIGIBLE FUNDING)



DISTRICT PER TRIP FEE RATES



3

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ORDINANCE



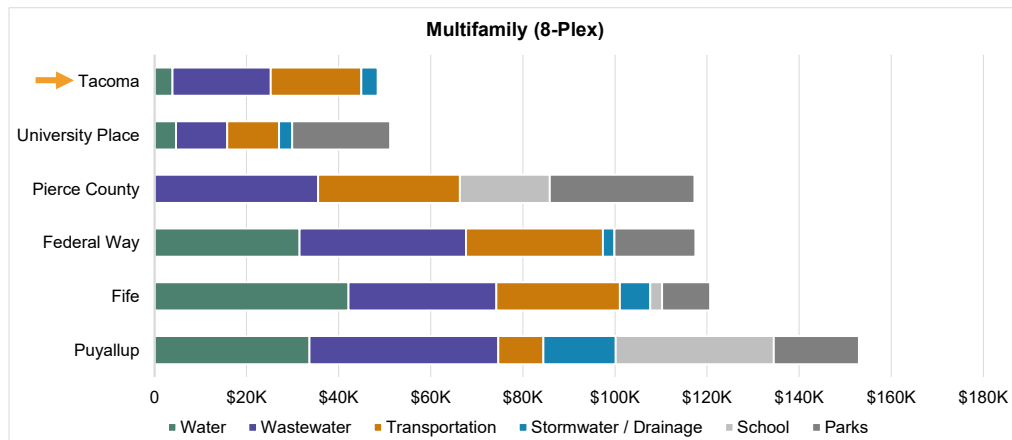
- Establishment of Sub-Fund
- Use of Transportation Impact Fees
- Annual update using WA Consumer Price Index
- Credits/Deferrals
- Reductions and Exemptions
 - 50% reduction for MFTE units proximate to high frequency transit
 - 50% reduction for ADU based on principal unit
 - 80% reduction for qualifying* low-income housing & early learning facilities
 - Credit for eligible constructed offsite improvements
 - Full exemption for development that does not generate new trips

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*As defined in RCW 82.02.060(2)

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FEE STACKING COMPARISON



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NEXT STEPS

- City Council Consideration – December 9, 2025
- Ordinance Effective Date – June 1, 2026
- Additional Education & Outreach – Quarter 1 and 2 of 2026

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