



**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-130

MUNICIPAL

CODE SECTIONS:

RMC 4-1-190, Impact Fees

REFERENCE:

City of Renton Fee Schedule

SUBJECT:

Fire Impact Fees for Non-profit Organizations

BACKGROUND:

RMC 4-1-190, Impact Fees, authorizes the collection of impact fees for transportation, parks, fire protection, and schools based on the land use or type of development referenced in the City's Fee Schedule. The impact fee amounts for fire protection and emergency responses are determined by a Rate Study, which estimates fees needed for service based on the actual costs of providing services and the historical frequency of service needed based on land use. "Churches" (i.e., places of worship) and "non-profits" (non-profit organizations, a.k.a., NPOs) are grouped together within the fire impact fees.

DECISION:

Non-profit organizations shall be removed from the list of land uses with discrete fire impact fees contained within the City of Renton's Fee Schedule.

JUSTIFICATION:

An NPO is not a land use or type of development. An NPO is a business granted tax-exempt status by the Internal Revenue Service. Because the Regional Fire Authority, after responding to a medical or life safety emergency, would record the incident based on the land use (e.g., retail, office, etc.), which factors into the Rate Study, and NPOs can have drastically different emergency service needs, it's not appropriate to have a fee based on a business model that's not reflective of emergency response needs.

ADMINISTRATOR

APPROVAL:

C. E. "Chip" Vincent

EFFECTIVE DATE:

January 5, 2018

APPEAL PROCESS:

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this

decision. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

DISCLAIMER: Excerpts from the Renton Municipal Code shown below may not contain the most recently codified text. In such instances, code amendments implemented through this Administrative Code Interpretation shall be construed to affect the current code and past/future Administrative Code Interpretations not yet codified in the same manner as shown below. Should any conflicts result the Administrator shall determine the effective code.

**CODE
AMENDMENTS
NEEDED TO
IMPLEMENT
DETERMINATION(S):**

City of Renton Fee Schedule
2017-2018

| SECTION XII. DEVELOPMENT FEES (CONTINUED) | | 2016 | 2017 | 2018 |
|---|--|------------|------------|------------|
| 5. | Impact Fees (continued) | | | |
| c. | Park Impact Fees: ¹ | | | |
| (i) | Single family | \$1,887.94 | \$2,740.07 | \$2,740.07 |
| (ii) | Multi-family: 2 units, Duplexes, & Accessory Swelling Unit (ADU) | \$1,532.56 | \$2,224.29 | \$2,224.29 |
| (iii) | Multi-family: 3 or 4 units | \$1,458.52 | \$2,116.84 | \$2,116.84 |
| (iv) | Multi-family: 5 or more units | \$1,280.84 | \$1,858.95 | \$1,858.95 |
| (v) | Mobile home | \$1,340.06 | \$1,944.91 | \$1,944.91 |
| d. | Fire Impact Fees: | | | |
| (i) | Residential - single family (detached dwellings & duplexes) | \$495.10 | \$718.56 | \$718.56 |
| (ii) | Residential - multi family & Accessory Dwelling Unit (ADU) | \$495.10 | \$718.56 | \$718.56 |
| (iii) | Hotel/motel/resort | \$0.65 | \$0.94 | \$0.94 |
| (iv) | Medical care facility | \$5.56 | \$8.04 | \$8.04 |
| (v) | Office | \$0.14 | \$0.21 | \$0.21 |
| (vi) | Medical/dental office | \$0.87 | \$1.26 | \$1.26 |
| (vii) | Retail | \$0.61 | \$0.88 | \$0.88 |
| (viii) | Leisure facilities | \$1.36 | \$1.98 | \$1.98 |
| (ix) | Restaurant/lounge | \$1.84 | \$2.67 | \$2.67 |
| (x) | Industrial/manufacturing | \$0.08 | \$0.12 | \$0.12 |
| (xi) | Church/non-profit | \$0.25 | \$0.36 | \$0.36 |
| (xii) | Education | \$0.45 | \$0.66 | \$0.66 |
| (xiii) | Special public facilities | \$3.33 | \$4.83 | \$4.83 |

*(i)-(ii) is per unit

*(iii)-(xiii) is per square foot

¹Per Resolution 4318, fees for an Accessory Dwelling Unit (ADU) will be assessed at 50%; fees will be waived for every third ADU created within a subdivision of ten or more and vested as of the adoption date of Res. 4318, through December 31, 2018.

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