

Happy Valley PSDC & TSDC Fee Schedule							
Fiscal Year (July 1st - June 30th), new prices are effective on July 1st			2021-22	2022-23	2023-24	2024-25	2025-26
CCI = Construction Cost Index - Seattle by ENR ea month & yr (+/- from prev. year)			7.00%	8.9%	8.8%	2.05%	1.78%
Parks SDC			Fiscal Year				
Land Use Category	Units		2021-22	2022-23	2023-24	2024-25	2025-26
Single family (residential)	Dwelling unit		\$8,515	\$9,273	\$10,089	\$10,296	\$10,479
Multi-family (residential)	Dwelling Unit		\$7,415	\$8,075	\$8,786	\$8,966	\$9,126
Commercial (non residential)			n/a	n/a	n/a	n/a	n/a
ADU = Accessory Dwelling Unit	Dwelling Unit	50% of Single Family Rate	\$4,258	\$4,637	\$5,045	\$5,148	\$5,240
Middle Housing (duplex, triplex, quadplex, cottage cluster use the multi-family rate per unit)			\$7,415	\$8,075	\$8,786	\$8,966	\$9,126
Transportation SDC Rate Schedule - Table B-1			Fiscal Year				
Land Use Category	Units	ITE Codes	2021-22	2022-23	2023-24	2024-25	2025-26
Single-Family Detached Housing	Dwelling Unit	210	\$10,385	\$11,309	\$12,304	\$12,556	\$12,779
Multi-Family/Apartment	Dwelling Unit	220	\$6,440	\$7,013	\$7,630	\$7,786	\$7,925
Residential Condo/Townhouse	Dwelling Unit	230	\$5,400	\$5,881	\$6,399	\$6,530	\$6,646
ADU = Accessory Dwelling Unit	Dwelling Unit	50% of Apartment Rate	\$3,220	\$3,507	\$3,815	\$3,893	\$3,963
Middle Housing (duplex, triplex, quadplex, cottage cluster use the condo/townhouse rate per unit)			\$5,400	\$5,881	\$6,399	\$6,530	\$6,646
Mobile Home in Park	Space	240	\$6,128	\$6,673	\$7,260	\$7,409	\$7,541
Transit Parking	Parking Space	90, 93	\$6,440	\$7,013	\$7,630	\$7,786	\$7,925
Industrial/Manufacturing/Warehouse	1,000 Gross Sq. Ft.	110,120,130,140,150,151,170	\$5,920	\$6,447	\$7,014	\$7,158	\$7,285
Assisted Living	Beds	254,620	\$2,283	\$2,486	\$2,705	\$2,760	\$2,809
Senior Housing	Dwelling Unit	251,253,255	\$2,234	\$2,433	\$2,647	\$2,701	\$2,749
Hotel/Motel	Room	310,320	\$6,232	\$6,787	\$7,384	\$7,535	\$7,669
Parks	Acre	411,412	\$935	\$1,018	\$1,108	\$1,131	\$1,151
Campground/RV Park	Site	416	\$2,803	\$3,052	\$3,321	\$3,389	\$3,449
Marina	Berths	420	\$1,973	\$2,149	\$2,338	\$2,386	\$2,428
Golf Course	Holes	430	\$30,326	\$33,025	\$35,931	\$36,668	\$37,321
Golf Driving Range	Tee/Drive Position	432	\$12,982	\$14,137	\$15,381	\$15,696	\$15,975
Recreation Community Center	1,000 Gross Sq. Ft.	435,495	\$28,456	\$30,989	\$33,716	\$34,407	\$35,019
Bowling Alley	Bowling Lanes	437	\$15,681	\$17,077	\$18,580	\$18,961	\$19,299
Movie Theater	Movie Screens	443,444,445	\$141,659	\$154,267	\$167,842	\$171,283	\$174,332
Casino/Video Lottery Establishment	1,000 Gross Sq. Ft.	473	\$139,479	\$151,893	\$165,260	\$168,648	\$171,650
Soccer Complex	Field	488	\$183,824	\$200,184	\$217,800	\$222,265	\$226,221
Racquet/Tennis Club	Court	491	\$34,791	\$37,887	\$41,221	\$42,066	\$42,815

Health/Fitness Club	1,000 Gross Sq. Ft.	492	\$36,661	\$39,924	\$43,437	\$44,327	\$45,116
Military Base	Employees	501	\$4,050	\$4,410	\$4,798	\$4,896	\$4,983
Education	Student	520,522,530,536,540,550	\$1,515	\$1,650	\$1,795	\$1,832	\$1,865
Church	1,000 Gross Sq. Ft.	560	\$5,713	\$6,221	\$6,768	\$6,907	\$7,030
Day Care	Student	565	\$3,701	\$4,030	\$4,385	\$4,475	\$4,555
Library	1,000 Gross Sq. Ft.	590	\$75,816	\$82,564	\$89,830	\$91,672	\$93,304
Hospital	Beds	610	\$14,748	\$16,061	\$17,474	\$17,832	\$18,149
Medical-Dental	1,000 Gross Sq. Ft.	720,630	\$37,076	\$40,376	\$43,929	\$44,830	\$45,628
Office	1,000 Gross Sq. Ft.	710,714,715,730,750,760,770	\$14,626	\$15,928	\$17,330	\$17,685	\$18,000
State Motor Vehicles Department	1,000 Gross Sq. Ft.	731	\$177,487	\$193,283	\$210,292	\$214,603	\$218,423
Post Office	1,000 Gross Sq. Ft.	732	\$96,716	\$105,324	\$114,593	\$116,942	\$119,024
Building & Hardware	1,000 Gross Sq. Ft.	812,816	\$30,722	\$33,456	\$36,400	\$37,146	\$37,807
Free-Standing Discount Store	1,000 Gross Sq. Ft.	813,815	\$20,996	\$22,865	\$24,877	\$25,387	\$25,839
Nursery	1,000 Gross Sq. Ft.	817,818	\$46,068	\$50,168	\$54,583	\$55,702	\$56,693
Factory Outlet Center	1,000 Gross Sq. Ft.	823	\$15,696	\$17,093	\$18,597	\$18,978	\$19,316
Automobile Sales	1,000 Gross Sq. Ft.	841	\$17,958	\$19,556	\$21,277	\$21,713	\$22,099
Automobile Parts Sales	1,000 Gross Sq. Ft.	843	\$35,400	\$38,551	\$41,943	\$42,803	\$43,565
Tire Stores	1,000 Gross Sq. Ft.	848,849	\$23,406	\$25,489	\$27,732	\$28,301	\$28,805
Supermarket	1,000 Gross Sq. Ft.	850,854	\$25,599	\$27,877	\$30,330	\$30,952	\$31,503
Convenience Market	1,000 Gross Sq. Ft.	851,852	\$171,632	\$186,907	\$203,355	\$207,524	\$211,218
Shopping/Retail	Area	820,826,862,863,867	\$16,994	\$18,506	\$20,135	\$20,548	\$20,914
Pharmacy	1,000 Gross Sq. Ft.	880,881	\$33,950	\$36,972	\$40,226	\$41,051	\$41,782
Furniture Store	1,000 Gross Sq. Ft.	890	\$2,196	\$2,391	\$2,601	\$2,654	\$2,701
Bank	1,000 Gross Sq. Ft.	911,912	\$98,425	\$107,185	\$116,617	\$119,008	\$121,126
Restaurants	1,000 Gross Sq. Ft.	925,931,932	\$27,134	\$29,549	\$32,149	\$32,808	\$33,392
Fast Food	1,000 Gross Sq. Ft.	933,934	\$113,673	\$123,790	\$134,684	\$137,445	\$139,892
Coffee/Donut Shop	1,000 Gross Sq. Ft.	936,937	\$48,895	\$53,247	\$57,933	\$59,121	\$60,173
Quick Lubrication Veh. Shop	Service Positions	941	\$31,262	\$34,044	\$37,040	\$37,799	\$38,472
Automobile Care Center	1,000 Gross Sq. Ft.	942	\$18,734	\$20,401	\$22,196	\$22,651	\$23,054
Service Stations	Fueling positions	853,944,945,946	\$23,841	\$25,963	\$28,248	\$28,827	\$29,340
Self Storage	1,000 Gross Sq. Ft.		\$1,764	\$1,921	\$2,090	\$2,133	\$2,171
(1) Based on PM Peak Hour Trips				rev 6/9/2022	rev 6/12/2023	rev 6/4/2024	rev 6/10/2025
(2) Includes compliance cost							
TSDC Rate for Self storage calculate at \$1450 per 1,000 Gross Square Feet in 2018 (Per MDI							