



# Project Funding Strategies and Bundling Projects



### Local Jurisdictions:

- Struggle to fund public works projects-when the public works budget competes with operating expenses, or other tax proposals...;
- Are expected to fund public works projects that are regional in nature;
- “Position” their budgets to match state, federal programs, but it may not be the #1 or even #10 local priority; and
- Pre COVID-19: Must prove they have tapped into viable local tax/fee authorities before accessing state/federal funding.



## State Funding Assistance





## Locally Initiated Revenues---Sustainable Public Works

### Step 1: Can you fund it yourself?



*"We're encouraging people to become involved in their own rescue."*



## Locally Initiated Revenues---Sustainable Public Works

Step 2: Can't you be more efficient with your own money?



**The perfect mouse trap**



## Locally Initiated Revenues---Sustainable Public Works

Total local budget: \$100,000



**"I suppose I'll be the one  
to mention the elephant in the room."**



## General Messaging--Sustainable Public Works

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- If no grant funding is available, City would fund through its own tax base.



## Overview:

- Planning
- Construction methods
- State funding assistance
- Identify project funding success
- Locally initiated revenues-examples



## Planning (years) ahead:

- Develop a problem statement
- Write a Project Description and its components:
  - Local
  - Regional
  - State, Federal
- Collect baseline data
- Document, document....



# Planning--Sustainable Public Works

Planning (years) ahead:  
Determine what you  
want to fund and why

## CITY OF PROSSER COMPREHENSIVE PLAN



### Street Maintenance, Slurry Seal July 11, 12, 13, and 16

Each summer, City crews, and contractors perform a number of pavement maintenance services that make up the street maintenance program. This program includes surface treatments such as asphalt paving, slurry seal, and chip seal.

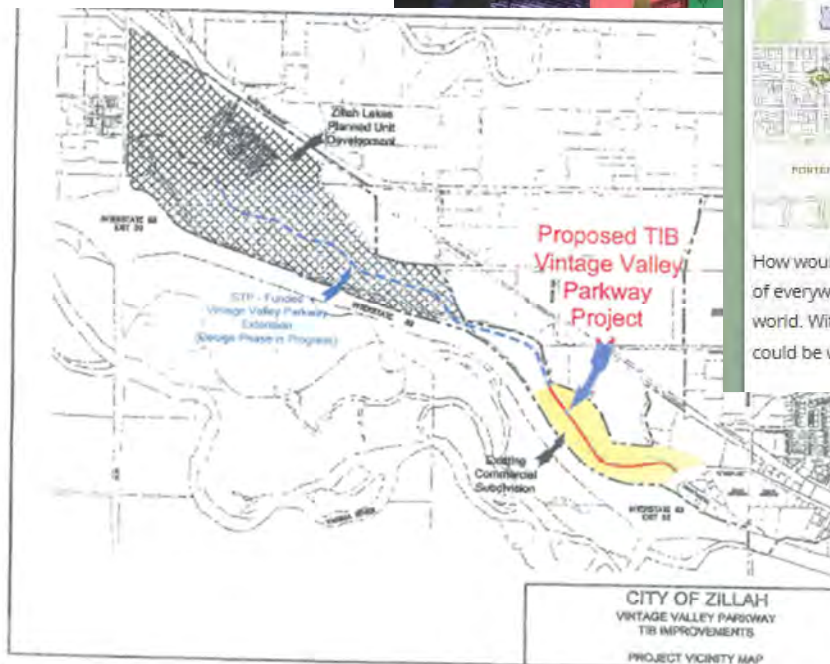
During the street preparation process, some streets will have restricted parking or access. These restrictions will be short and affected residents will receive door hangers from contractor crews.



### Shelton Visioning Plan



How would you describe Shelton? We've heard many different descriptions of everywhere from burned-out logging town to shellfish capital of the world. With such a range of opinions, it can be hard to imagine what Shelton could be when we "grow up."



ECOLOGY  
State of Washington  
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM  
WASTE DISCHARGE PERMIT NO. WA0020834

State of Washington  
DEPARTMENT OF ECOLOGY  
Olympia, Washington 98504-7775

In compliance with the provisions of  
The State of Washington Water Pollution Control Law  
Chapter 90.48 Revised Code of Washington  
and  
The Federal Water Pollution Control Act  
(The Clean Water Act)  
Title 33 United States Code, Section 1251 et seq.

Town of [REDACTED]



## Construction methods:

- Small works roster-especially for street maintenance
- Job Order Contracting-i.e. ADA ramps
- Design-Bid-Build

## Major construction over \$10M

- Design Build
- General Construction-Construction Manager



### State Agency Funding Sources:

- Community Economic Revitalization Board
- Public Works Assistance Account
- Transportation Improvement Board
- Freight Mobility Strategic Investment Board
- WSDOT-Local Programs
- Recreation and Conservation Office (WWRP – Parks and Trails)
- Ecology Water Quality Financial Assistance
- Washington State Department of Health-DWSRF
- State Capital Budget (Bonds)



## Identify your project chance of success--Sustainable Public Works

### Identify the program(s) or revenues that meet your objective

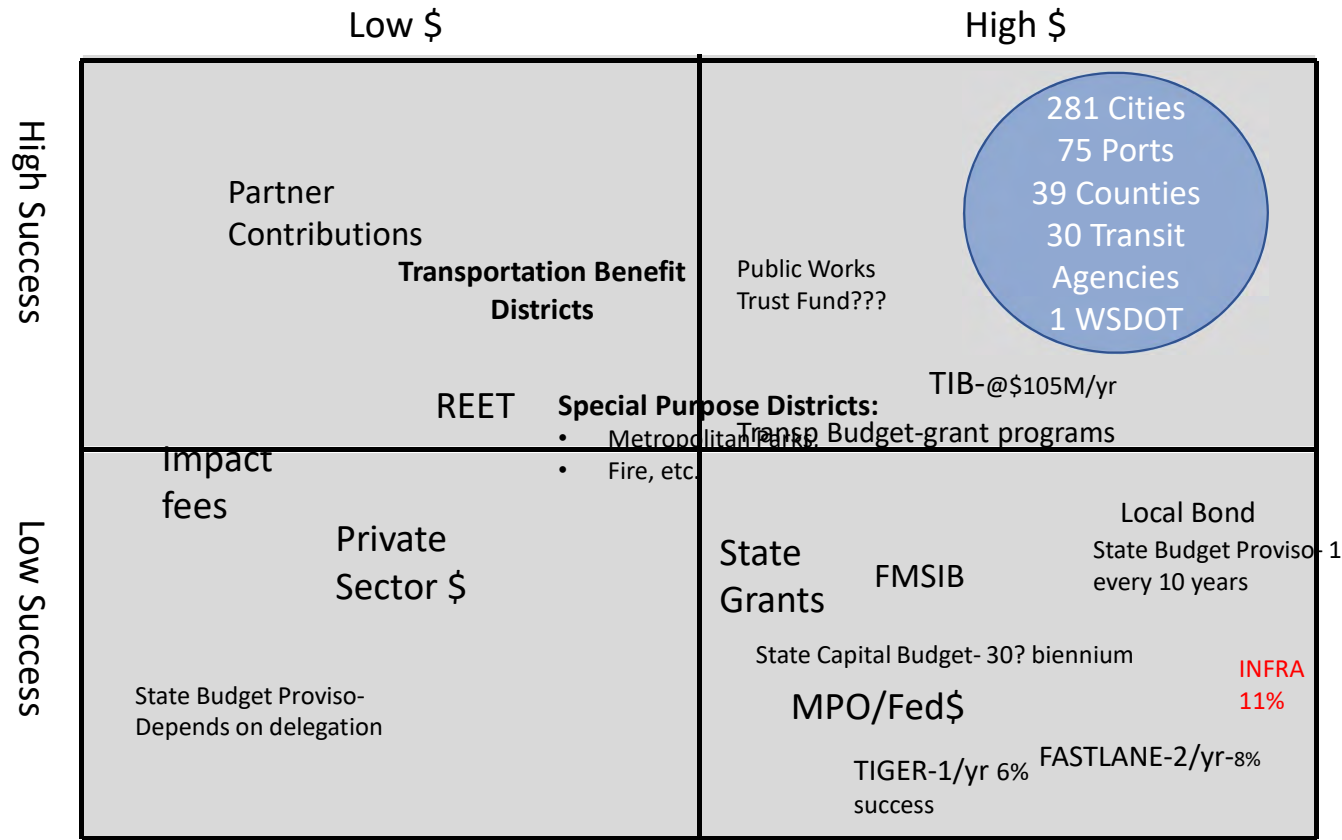
	Low \$	High \$
High Success		<ul style="list-style-type: none"><li>281 Cities</li><li>75 Ports</li><li>39 Counties</li><li>30 Transit Agencies</li><li>1 WSDOT</li></ul>
Low Success		

EXAMPLE



# Identify your project chance of success--Sustainable Public Works

Identify the program(s) or revenues that meet your objective



EXAMPLE



# Identify your project chance of success--Sustainable Public Works

Identify the program(s) that meets your objective-Example



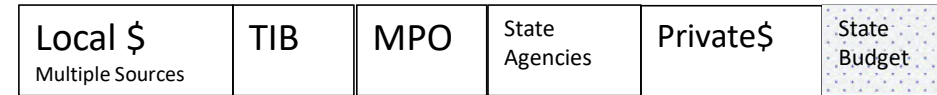
Community Support

\$50,000 To \$5M



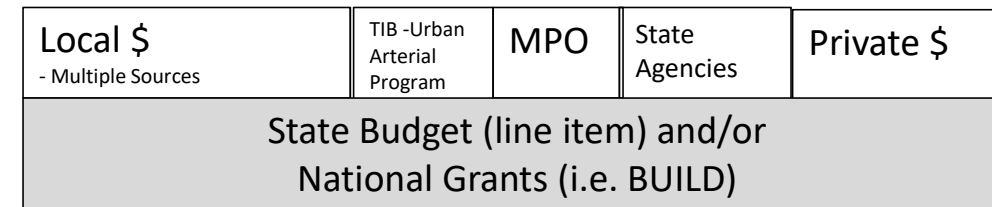
1-3 years

\$5M to \$15M



3-6 years

Over \$15M



6 years +



## General Messaging--Sustainable Public Works

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### **A typical funding strategy for high-cost projects and accessing state/federal funding:**

#### **Big Picture:**

Be prepared to invest community and personal political capital.

Must be part of a clear public vision that may span multiple election cycles- projects of this scale take years to plan and often two or more years to construct.

**Never** take a year off-you lose 2 or 3 if you do.

- May need to be #1 project for several years

Sustained local government financial commitment

- Continuous staff investment
- Incremental project delivery/progress (i.e. design work, community outreach, etc.)
- How funding partners strategically fit project funding need-keep us updated!

One Project Lead-must be credible

- Direct line to the County Executive/Mayor/City Manager
- Be able to provide right person for all things technical on short notice

The ribbon cutting may happen after you are retired or out of office!



# Identify your project chance of success!

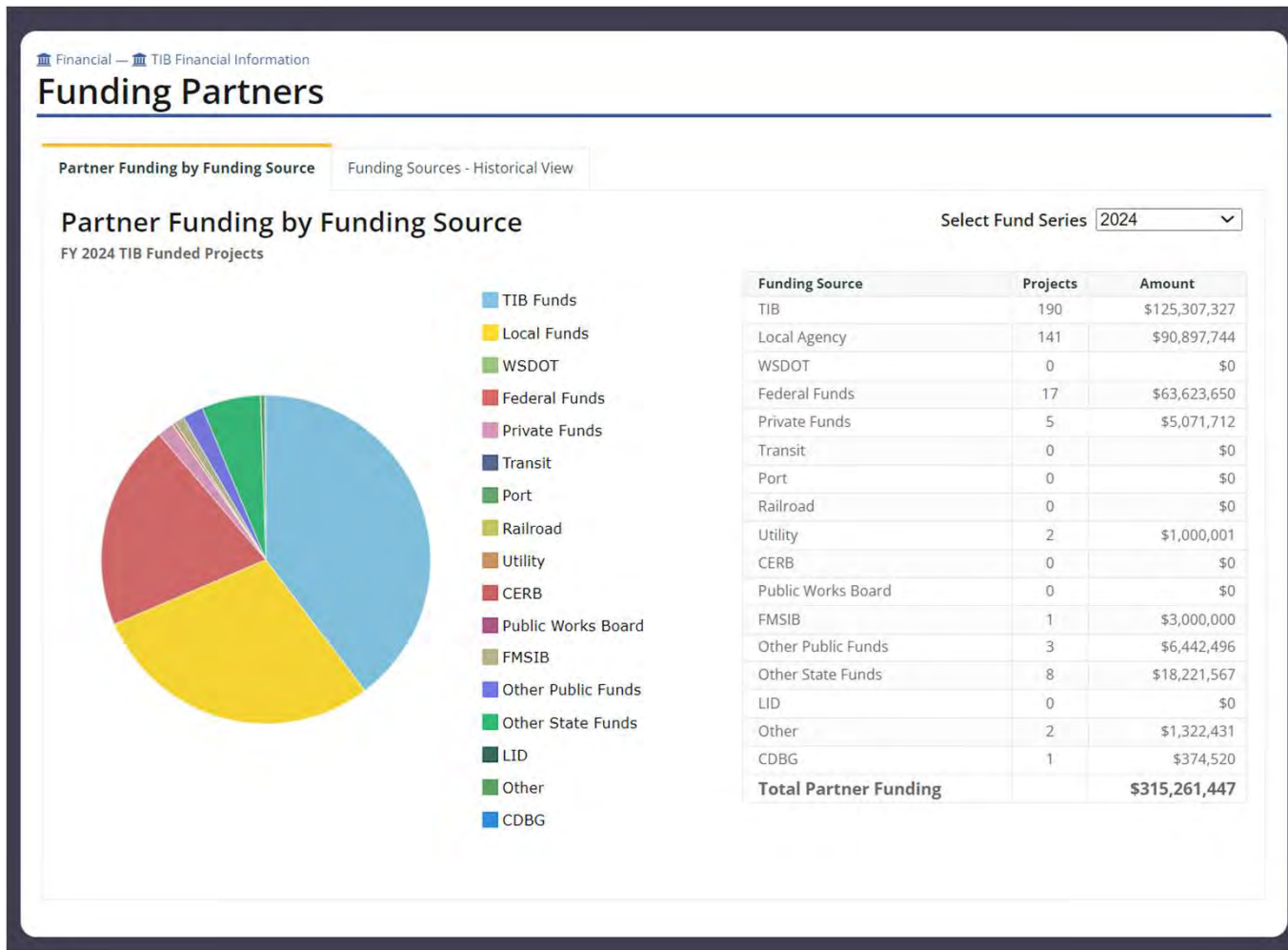
	Available Funds	Average Award	Award Frequency	Grant/Loan (Y/N)	Anticipated Rating (Very low, low, medium, high)
Your City/County/PUD/Port					
Developer/Private Sector					
Local Chamber of Commerce					
LID					
County-.09					
Port					
Transit					
Department of Commerce					
-Public Works Trust Fund					
-CERB					
Recreation and Conservation Office					
Department of Ecology Grants					
Department of Health					
Federal					
Transportation Improvement Board					
-MPO					
INFRA					
Railroad					
<b>Total:</b>					
<b>Project match funding required:</b>					
<b>Net:</b>					



**+** Staff time and/or consultant costs



## Partners are critical for larger projects-Sustainable Public Works





## Locally initiated revenues:

Public outreach plan (By governing body or voter approved):

- Clear purpose
- Transparency/accountability
  - **Community Engagement**
  - Citizen advisory committee (short term)
  - Annual report
  - Material change policy
  - Sunset?



## Sustainable Public Works

Not all ideas are popular...





## Sustainable Public Works

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**Revenue Source: Impact Fees**—A fee city or counties charge to developers to pay for providing new public facilities, or improve existing public facilities due to new development:

- Growth Management Act (RCW 82.02)
- State Environmental Policy Act (RCW 43.21)
- Local Transportation Act (RCW 39.92)
- Transportation Benefit Districts (RCW 36.73)

**How it is imposed:**

- GMA- Local ordinance, based on a “rational approach”
- SEPA- Local ordinance, “environmental check list”
- Local Transportation Act- Local ordinance, based on a transportation plan, specified list of capital projects
- Transportation Benefit Districts (TBDs)

**How it can be used (and check for “double dipping!”):**

- GMA:
  - public streets and roads;
  - publicly owned parks, open space, and recreation facilities;
  - school facilities; and
  - fire protection facilities
- SEPA: mitigate conditions relating to a project’s impacts.
- Local Transportation Act: transportation improvements...on developments...”reasonable off-site transportation improvements
- TBDs-Commercial and industrial development

**Who has used it:**

- GMA-most jurisdictions planning under GMA (replaced Local Transportation Act)
- SEPA-most jurisdictions
- Local Transportation Act (Lacey)
- TBD’s-none

Pros/Cons:



## Sustainable Public Works

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**Revenue Source: Utility Tax** - B&O tax levied upon utility providers, public and private. Eligible utilities are water, sewer, stormwater, gas, telephone, cable TV, steam. (RCW 35.21.870)

Note: The tax is often itemized on customers' bills but the tax is legally levied on the utility not the customer.

**How it is imposed:** Council action (subject to referendum) for a rate of up to 6% on electric, gas and telephone (no limit on water, sewer, stormwater). Higher rates can be imposed upon voter approval.

**How it can be used:** For any legitimate government purpose. Some cities have dedicated voter approved portion to specific uses.

**Who has used it:**

- Olympia uses 3% voter-approved portion of utility tax for sidewalks and parks.
- Cheney raised their rates from 6% to 10.75% and dedicated the increase for parks and recreation purposes. In 2012 their voters approved another 4% increase for street improvements. *The vote was 75.81% in favor of the increase.*

Pros/Cons:



## Sustainable Public Works

**Revenue Source: Transportation Benefit Districts** - may be a city, county, or a special purpose district\* or quasi-municipal corporations with independent taxing authority (RCW 36.73):

- Up to \$100 vehicle license fee
- Up to 0.3% sales and use tax
- Property taxes- a one-year excess levy, or an excess levy for capital purposes
- Vehicle tolls

**How it is imposed:**

Voter approval:

- Sales tax-0.2%:
  - 10-year restriction (may exceed 10 years if bonded)
- Property taxes
- \$100 Vehicle license fee (first \$50 is optional vote)

Councilmanic:

- 0.1% Sales tax
- Commercial/Industrial impact fees
- Up to \$20 vehicle license fee...
- Up to \$40 vehicle license fee **IF** \$20 has been in effect 24 months....
- Up to \$50 vehicle license fee **IF** \$40 has been in effect 24 months....
  - Higher than \$40 councilmanic fee may be subject to referendum...

**How it can be used:** For transportation improvements identified in state, regional, county, city transportation plans

**Who has used it:**

- 113 have formed a TBD.
  - 55 use councilmanic vehicle fee (30 with populations under 5,000, several more under 10,000)
  - 65 are using sales tax
  - 14 use both sales tax and vehicle fee
  - 5 have created TBD, but have not advanced a revenue option
  - 2 are from "original" authority
- At least two have sunset, and one has been repealed

Pros/Cons:

\*Not subject to SEPA



## Sustainable Public Works

### **Revenue Source: Local Option Capital Asset Lending (LOCAL) program (RCW 39.94)**

LOCAL, as part of the state program, pools funding needs into larger offerings of securities and access to the public bond markets. This low-cost financing/interest mechanism is based on the state agency lease and financing program. (\$82.7M in most recent issuance)

**Who is eligible:** Any municipal corporation or other agency authorized to issue general obligation debt. This includes cities, counties, school districts, fire districts and others.

### **How it is implemented:**

- Apply to State Treasurer
- Requires determination of credit:
  - Provide a General Obligation Pledge:
  - Ability to prepay the debt; and
  - Available non-voted debt capacity

### **Issuances are three times a year**

### **How it can be used:**

- Finance equipment
- Finance real estate

### **Who has used it:**

- Cities, counties, fire districts, etc.

### **Pros/Cons:**

### **Interest Rates From Recent Transaction**

June 7, 2023 Sale Results

<i>Term</i>	<b>LOCAL*</b>	
	Equipment	Real Estate
5 Years	2.95%	
10 Years	2.86%	
15 Years	3.28%	

\*Interest rates shown above include all financing costs. Past interest rates do not predict future interest rates. Actual interest rates are determined by the competitive bids received on the date of sale.



## Sustainable Public Works

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**Revenue Source:** Sales and use tax for public facilities in rural counties (0.09% credited against state sales tax, for counties with a population density of less than 100 persons per square mile or a county smaller than 225 square miles)

**How it is imposed:** By action of county legislative authority

**How it can be used:** To finance public facilities serving economic development purposes in rural counties and for personnel in economic development offices.

Public facilities are “bridges, roads, domestic and industrial water facilities, sanitary sewer facilities, earth stabilization, storm sewer facilities, railroads, electrical facilities, natural gas facilities, research, testing, training, and incubation facilities in innovation partnership zones... buildings, structures, telecommunications infrastructure, transportation infrastructure, or commercial infrastructure, and port facilities in the state of Washington.”

**Who has used it:** Most eligible counties

Pros/Cons:



**Ideas to consider:**

**Propose “state agency pilots”**

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“BROT”- Bellevue Redmond Overlake Transportation Study:  
Addresses transportation consequences of land use within an area that overlaps both jurisdictions.

Hotel/Motel Tax- enables funding of tourism related facilities and events.



## Ideas to consider:

### **City of Hoquiam and citizens again partnering on sidewalks**

DAN HAMMOCK • Thu Apr 11th, 2019 3:53pm • **NEWS**

The Residential Sidewalk Partnership Program allows residents with decaying sidewalks to team with the city to get them repaired. City Administrator Brian Shay said the program was created after the city saw another municipality having success with it.

The program is active three months of the year, during the summer when temporary seasonal laborers are available to do much of the work. The \$18,000 Risk Reduction Grant from the Washington Cities Insurance Authority will pay for the cost of temporary seasonal laborers.



# Bundling Basics

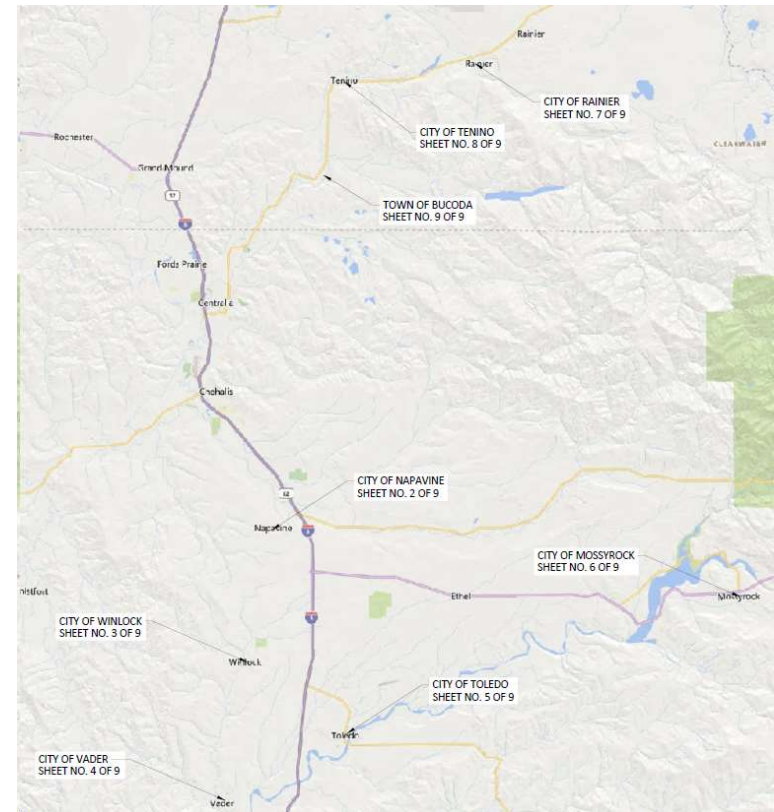
- What is Bundling:
  - Two or more separate agencies combine projects for construction
- Why Bundle:
  - Bulk Purchasing Strategy
  - Attract more contractors
  - Other Benefits
- How to Bundle
  - Various delivery methods possible with TIB funds





# Project Bundles

- **Lewis/Thurston County Bundle**
  - Project Delivery – City Lead Agency, Contracted
  - Agencies involved – 8 Small Cities
  - Total Quantities
    - 72,920 LF Crack Seal
    - 2,100 SY Pavement Repair
    - 202,214 SY Chip Seal
    - 65,053 SY Scrub Seal
- **Okanogan/Omak Maintenance Bundle**
  - Project Delivery – City Lead Agency, Contracted
  - Agencies involved – 2 Small Cities
  - Total Quantities
    - 176,600 LF Crack Seal
    - 2140 SY Pavement Repair
- **Twisp/Winthrop Maintenance Bundle**
  - Project Delivery – Combined City Force Work
  - Agencies Involved – 2 Small Cities
    - 11.4 tons Crack Seal Material



*Lewis and Thurston County Bundle*



# Data Curation and Limitations

- TIB SCPP construction projects between 2021 to present
- Data Curation
- Sample Size

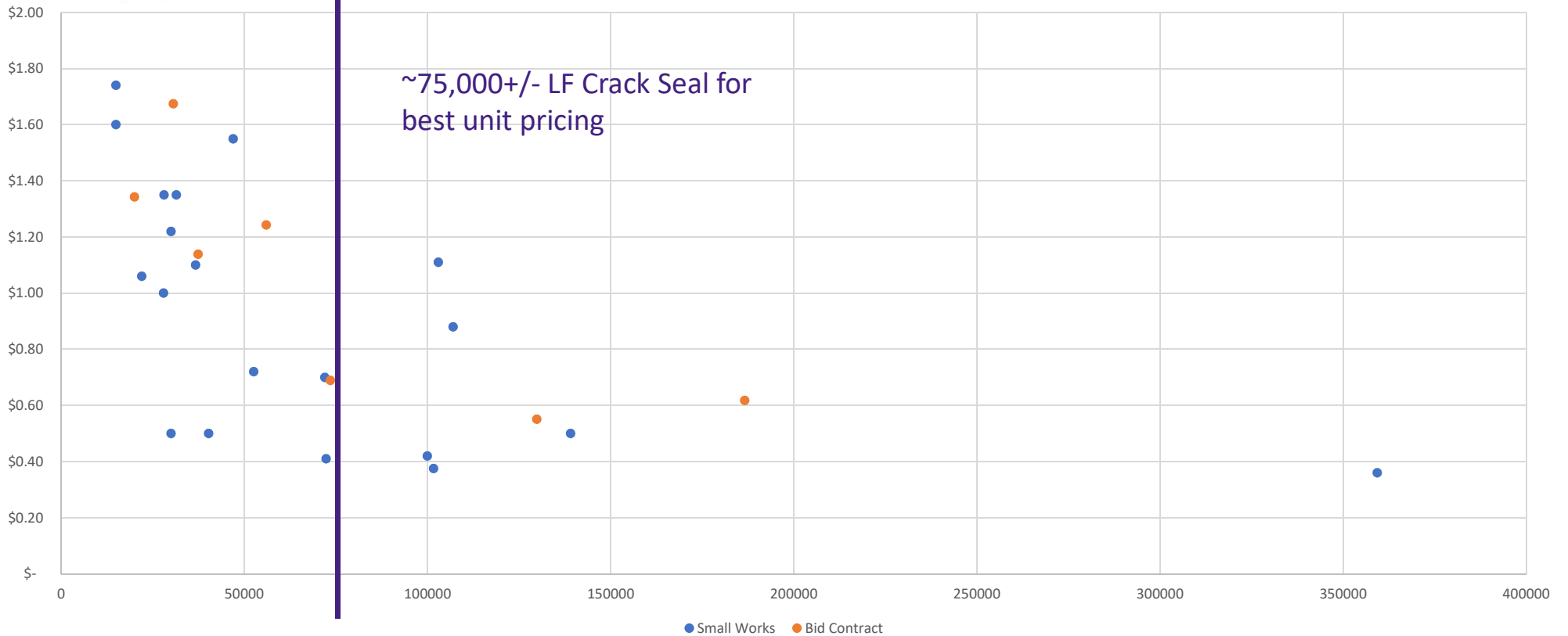




# Strategy

## Buy in Bulk

Contract Total Price/LF Crack Seal

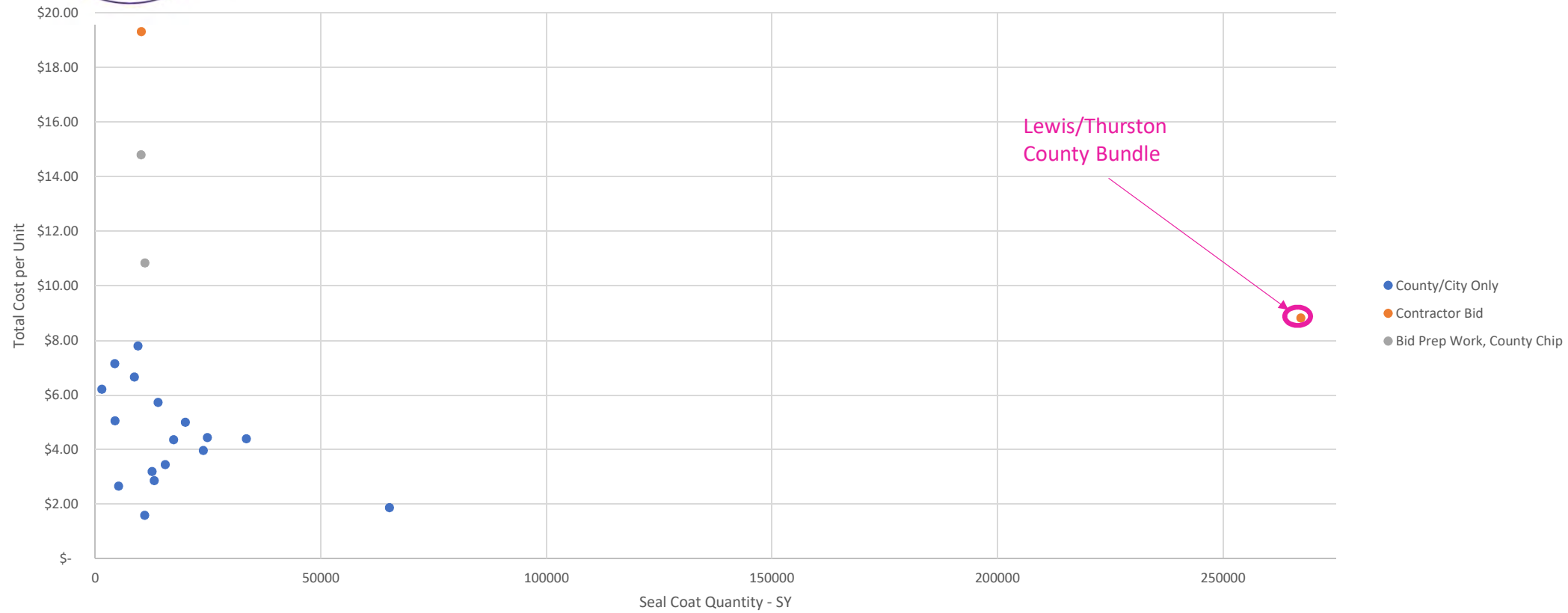




# Data

## Buy in Bulk - Bundles

Total Project Cost Per SY Seal Coat

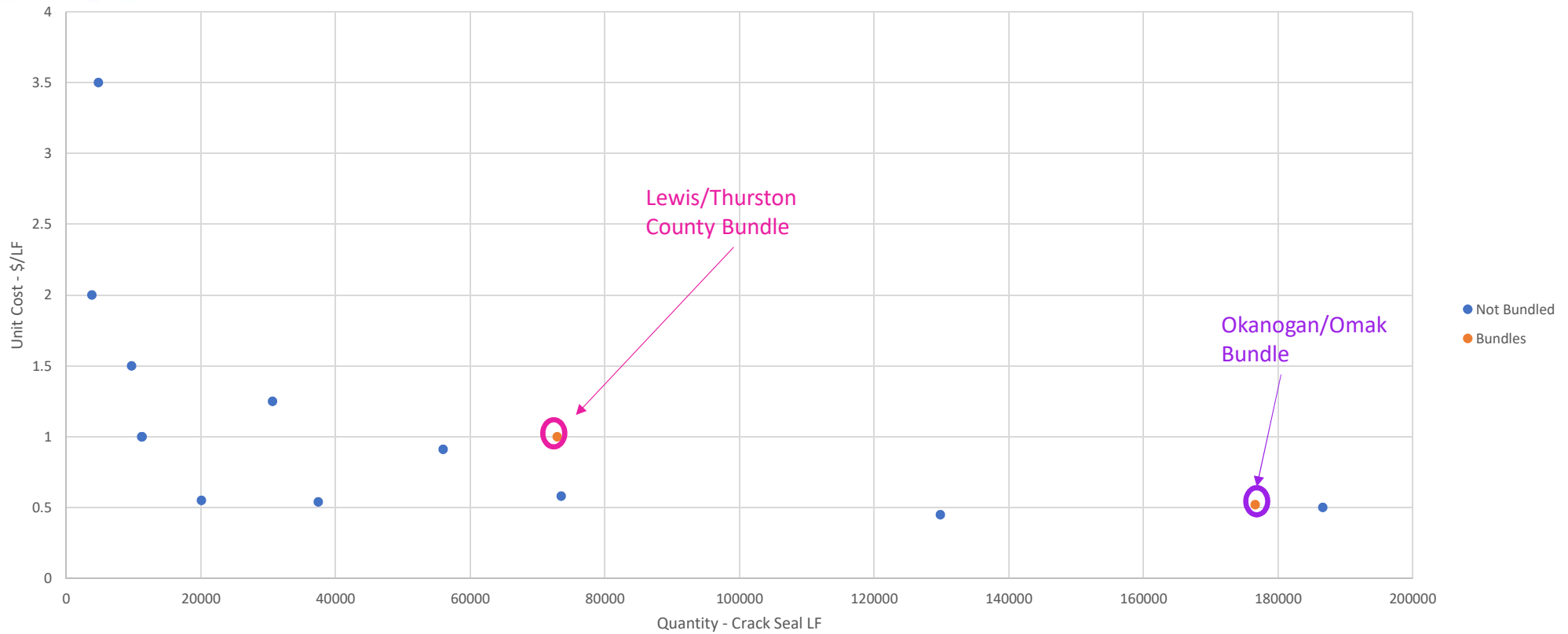




# Data

## Buy in Bulk - Bundles

Contractor Bid - Crack Seal Item Unit Cost

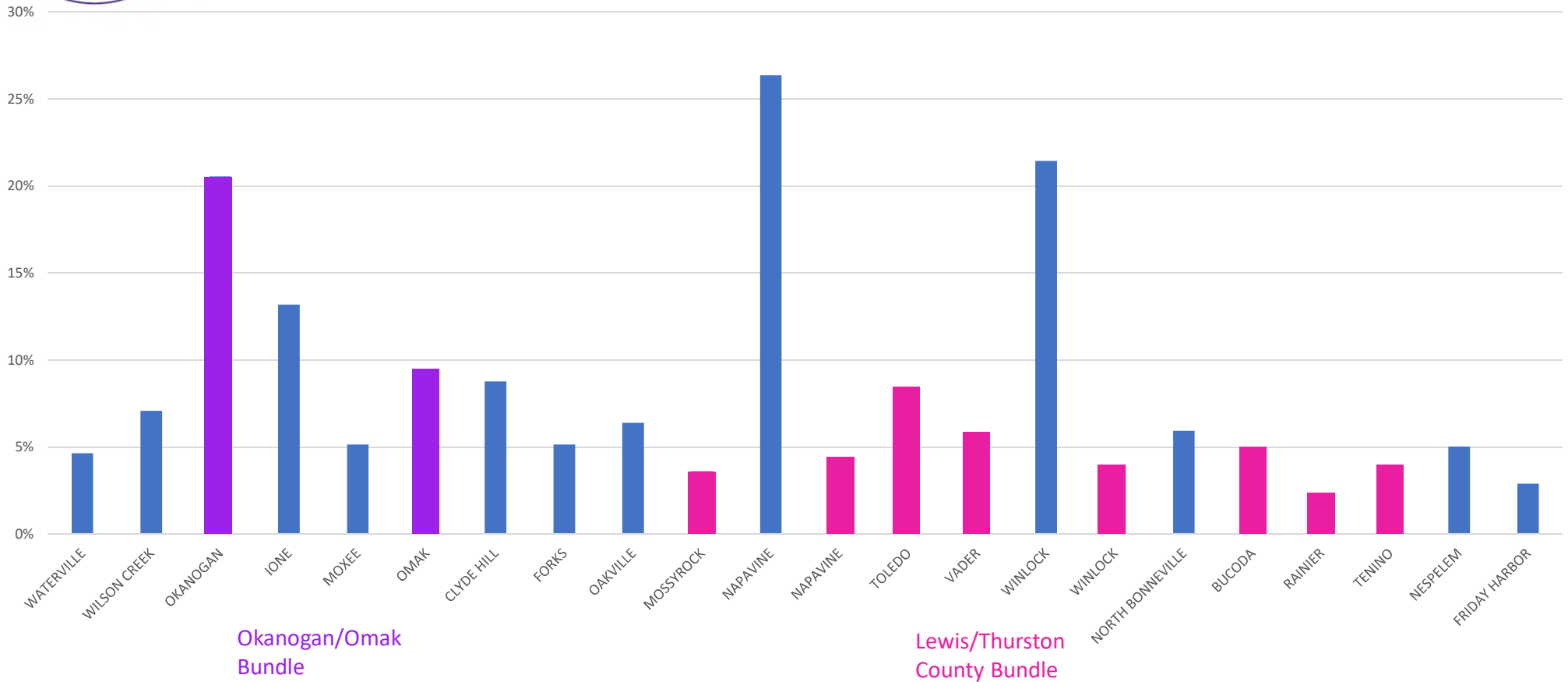




# Data

## Buy in Bulk - Bundles

Mobilization, % total cost





# Data

## Buy in Bulk - Bundles

Agency	Quantity - Ton	Cost per ton
Lind (Small Works Contract)	1.125	\$ 6,851
Winthrop/Twisp Bundle (City Forces)	11.499	\$ 5,272
Kalama (City Forces)	11.315	\$ 4,171
McCleary (City Forces)	4.500	\$ 6,917



# Summary

- **Bundle Summary**
  - Helps small agencies obtain quantities for bulk purchasing benefit
  - Inconclusive data on mobilization benefit.
  - Does create additional coordination needs between partners
  - Other logistical issues for contract administration and construction
  - Combine city work reduces equipment impact, potential admin impact
- **Other Takeaways**
  - Small Works approach appears competitive with bidding pricing
  - County chip seals are cost – effective

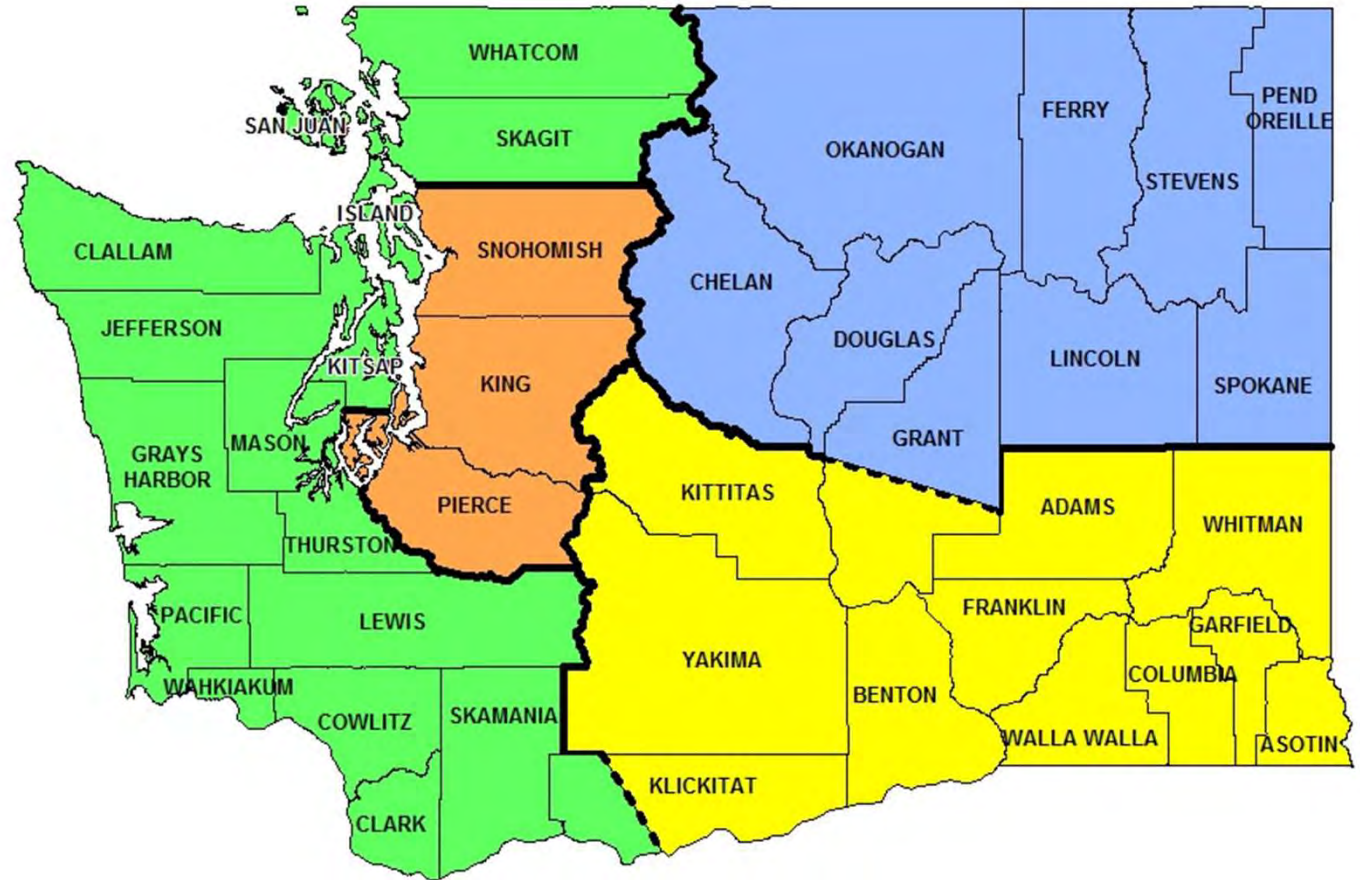


**Ashley Probart**  
Executive Director  
(360) 586-1139  
[ashleyp@tib.wa.gov](mailto:ashleyp@tib.wa.gov)

**Andrew Beagle, P.E.**  
NE Region Engineer  
(360) 586-1151  
[andrewb@tib.wa.gov](mailto:andrewb@tib.wa.gov)

[www.tib.wa.gov](http://www.tib.wa.gov)  
[www.tib.wa.gov/tibdashboard](http://www.tib.wa.gov/tibdashboard)

## TIB Regional Engineering Contacts



- |   |   |   |  |
|---|---|---|--|
|  <b>Greg Armstrong</b><br>GregA@tib.wa.gov<br>(360) 586-1142 |  <b>Chris Langhoff</b><br>ChrisL@tib.wa.gov<br>(360) 586-1157 |  <b>Jonathan Heusman</b><br>JonathanH@tib.wa.gov<br>(360) 586-1143 |  <b>Andrew Beagle</b><br>AndrewB@tib.wa.gov<br>(360) 586-1151 |
|---|---|---|--|

## Presentation Appendix - Sustainable Public Works

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### **Revenue Source: Retail Sales and Use Tax** (aka Sales Tax)

**How it is imposed:** Council action, some optional sales taxes require voter approval. The maximum rate for cities without special sales taxes is 0.85%.

**How it can be used:** General sales taxes may be used for any government purpose. Special sales taxes are restricted in use (e.g.. criminal justice, public safety, TBDs)

### **Who has used it:**

- Almost all cities have imposed the 0.85%
- TBDs: 65 cities have imposed the TBD sales tax ranging from 0.1% to 0.3% (RCW 36.73)
- Criminal justice 0.001 sales tax- 32 counties (RCW 82.14.340)
- Public safety 0.003 sales tax examples: Walla Walla, Spokane, Yakima (RCW 82.14.450)

Pros/Cons:

## Presentation Appendix - Sustainable Public Works

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### **Revenue Source: Local Improvement District (RCW 35.43-RCW 35.56)**

#### **How it is imposed:**

Complex process to establish LID, secure interim financing, construct projects, determine individual property assessments, sell bonds, etc. The formation of an LID can be initiated through two distinct methods:

- resolution of intention method which allows the legislative body of a municipality to initiate an LID
- petition method which allows property owners to petition to initiate an LID.

**How it can be used:** To finance construction of local improvements that are *appurtenant to and beneficial to specific land*. Funds are collected through a special assessment on subject properties and used to pay off bonds.

#### **Who has used it** (recent examples):

Tacoma (more than 94 LIDs since 1999) – street lighting, sewers, water, residential street paving w/storm sewer & gutters

City of Kent: Has successfully used LIDs for funding street projects, including matching state funds.

Bainbridge Island: South Island Sewer Project (extended sewer to four neighborhoods and one elementary school)

#### Pros/Cons:

For more info see: <http://www.mrsc.org/subjects/pubworks/lidpg.aspx>

## Presentation Appendix - Sustainable Public Works

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**Revenue Source: Levy Lid Lift** - increase in property taxes above the allowed 1% annual increase (up to statutory maximum rate of \$3.375 per thousand for most cities)

**How it is imposed:** Council initiated and voter-approved by simple majority

**How it can be used:**

- **Option 1** (RCW 84.55.050(1)) - For any purpose, permanent or for a specified period of time. The “lift” happens in the first year with 1% increases allowed in subsequent years. If used for debt service on bonds must expire in nine years.
- **Option 2** (RCW 84.55.050(2)) – For a “limited purpose” as specified in the ballot title. The lift can occur in steps over six-years. Can be permanent (rate after 6 years establishes the new base). New funds may not supplant existing funds used for the stated “limited purpose.”

**Who has used it:**

- Auburn – To maintain and improve street systems\*
- Duvall, Redmond, Bremerton, Mercer Island, Bellevue, Sammamish, Seattle, Shoreline – Parks
- South Prairie, Washougal, Redmond, Eatonville, Woodway, Mountlake Terrace, Olympia, Milton, Stanwood, Tumwater – Public Safety

**Pros/Cons:**

For more info see: <http://www.mrsc.org/subjects/finance/levylidlift.aspx>

## Presentation Appendix - Sustainable Public Works

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**Revenue Source: Business and Occupation Tax (RCW 35.21.710)**- taxes levied as a percentage rate on the gross receipts of a business (less some deductions)

**How it is imposed:**

- Cities can impose a maximum rate of 0.2 percent on business activities that are measured by gross receipts or gross incomes. (There are some grandfathering clauses, and there are referendum provisions)
- City may increase the tax rate above maximums if voter approved (RCW 35.21.711)
- Model Ordinance!

**How it can be used:** General purposes

**Who has used it:**

- Forty-nine cities

**Pros/Cons:**

## Presentation Appendix - Sustainable Public Works

**Local business & occupation (B&O) tax rates^**  
Effective January 1, 2023

City	Phone #	Manufacturing rate	Retail rate	Services rate	Wholesale rate	Tax Threshold^^	
						Quarterly	Annual
Aberdeen	(360) 533-4100	0.002	0.003 e	0.0037 e	0.003 e	\$5,000	\$20,000
Algona	(253) 833-2897	0.00045	0.00045	0.00045	0.00045	\$10,000	\$40,000
Auburn****	(253) 392-6496	0.001	0.0005	0.001	0.0018		\$500,000
Bainbridge Island	(206) 780-8668	0.001	0.001	0.001	0.001		\$150,000
Bellevue	(425) 452-6851	0.001596	0.001596	0.001596	0.001596		\$195,000
Bellingham	(360) 778-8010	0.0017	0.0017	0.0044 e	0.0017	\$5,000	\$20,000
Blaine	(360) 332-8311	0.002			0.002		\$250,000
Bremerton	(360) 473-5311	0.0016	0.00125	0.002	0.0016		\$1,000,000
Burien	(206) 241-4647	0.001		0.001	0.001		\$200,000
Burlington	(360) 755-0531		0.001				\$1,000,000
Cosmopolis	(360) 532-9230	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Darrington	(360) 436-1131	0.00075	0.00075	0.00075	0.00075		\$20,000
Des Moines	(206) 878-4595	0.002	0.002	0.002	0.002		\$50,000
DuPont	(253) 964-8121	0.001	0.001	0.001	0.001	\$5,000	\$20,000
Everett***	(425) 257-8610	0.001	0.001	0.001	0.001	\$5,000	\$20,000
Everson	(360) 966-3411	0.002			0.002		\$1,000,000
Granite Falls**	(360) 691-6441					\$5,000	\$20,000
Hoquiam	(360) 532-5700	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Ilwaco	(360) 642-3145	0.002	0.002	0.002	0.002		\$20,000
Issaquah	(425) 837-3054	0.0012	0.0012	0.0015	0.0012	\$25,000	\$100,000
Kelso	(360) 423-0900	0.001	0.001	0.002	0.001		\$20,000
Kenmore	(425) 398-8900	0.002 *				\$5,000	
Kent	(253) 856-6266	0.001	0.001	0.002	0.002	\$62,500	\$250,000
Lacey	(360) 491-3214		0.001	0.002		\$5,000	\$20,000
Lake Forest Park	(206) 368-5440	0.002	0.002	0.002	0.002	\$5,000	
Long Beach	(360) 642-4421	0.002	0.002	0.002	0.002	\$5,000	
Longview	(360) 442-5040	0.001	0.001	0.002	0.001		\$20,000
Lyman	(360) 826-3033	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Mercer Island	(206) 275-7783	0.001	0.001	0.001	0.001		\$150,000
North Bend	(425) 888-1211	0.002	0.002	0.002	0.002	\$5,000	
Ocean Shores	(360) 289-2488	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Olympia	(360) 753-8327	0.001	0.001	0.002	0.001	\$5,000	\$20,000
Pacific	(253) 929-1100	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Port Townsend	(360) 385-2700	0.002	0.002	0.002	0.002	\$0	\$100,000
Rainier	(360) 446-2265	0.002	0.002	0.002	0.002	\$5,000	
Raymond	(360) 942-3451	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Renton	(425) 430-6400	0.00121	0.0007	0.00121	0.00121		\$500,000
Roy	(253) 843-1113	0.001	0.002	0.002	0.001	\$5,000	\$20,000
Ruston	(253) 759-3544	0.0011	0.00153	0.002	0.00102	\$5,000	\$20,000
Seattle	(206) 684-8484	0.00222 v	0.00222 v	0.00427 v	0.00222 v		\$100,000
Shelton	(360) 426-4491	0.001	0.001	0.001	0.001	\$5,000	\$20,000
Shoreline	(206) 801-2324	0.001	0.001	0.002	0.001	\$125,000	\$500,000
Snoqualmie	(425) 888-1555	0.0015	0.0015	0.0015	0.0015	\$5,000	
South Bend	(360) 875-5571	0.001	0.002	0.002	0.002	\$5,000	
Tacoma	(253) 591-5252	0.0011	0.00153	0.004 e	0.00102		\$250,000
Tenino	(360) 264-2368	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Tumwater	(360) 754-5855	0.001	0.001	0.002	0.001	\$5,000	\$20,000
Westport	(360) 268-0131	0.0025 e	0.005 e	0.005 e	0.0025 e	\$5,000	
Yelm	(360) 458-3244	0.001	0.002	0.002	0.001	\$5,000	

## Presentation Appendix - Sustainable Public Works

**Revenue Source: Real Estate Excise Tax** – levied on all sales of real estate. State = 1.1 to 3.0%, cities, counties up to 0.5% if planning under GMA, 0.25% if not. (REET 1 = 0.25%, REET 2 = 0.25%)

**How it is imposed:**

Council action

**How it can be used:**

- Original purpose: See chart.  
REET I Revenues: capital maintenance, with limits
- REET II Revenues:
  - capital maintenance, with limits
  - Planning, maintenance, etc. of REET I capital, with some limits
 (\*Maintenance funds for labor/materials that preserve, prevent decline or extend life of a capital project)

**Who has used it:**

REET 1: 278 cities/39 counties

REET 2: 165 cities/21 counties

(Five changes in 2015)

Pros/Cons:

<http://www.mrsc.org/subjects/finance/reetweb.aspx>

**Real Estate Excise Tax (REET) allowable expenditures**

Project types	REET I Authorized for all cities/counties*	REET 2 Authorized for GMA planning cities/counties only*
Streets, roadways, highways	Yes	Yes
Sidewalks	Yes	Yes
Street lighting	Yes	Yes
Traffic signals	Yes	Yes
Bridges	Yes	Yes
Domestic water systems	Yes	Yes
Stormwater and sanitary sewer	Yes	Yes
Parks	Yes	Yes (no land acquisition)
Recreational facilities	Yes	No
Law enforcement facilities	Yes	No
Fire protection facilities	Yes	No
Trails	Yes	No
Libraries	Yes	No
Administrative or judicial facilities	Yes	No

\*Restrictions for capital investments: Under REET I, the requirement that projects fit within the eligible project types AND be listed in the capital facilities plan element of their comprehensive plan applies only to cities fully planning under GMA with a population over 5,000. Under REET 2, the requirement applies to cities of all sizes.



**Local Real Estate Excise Tax Rates**  
Rates Effective February 1, 2023

Please Note: The following tables show the local REET tax rates. Effective February 1, 2023, the state REET tax rates are based on the taxable selling price and the predominant use of the parcels in the transaction. The REET affidavits will be used to calculate the state tax due.

Code	Local Name	Local Rate	Code	Local Name	Local Rate	Code	Local Name	Local Rate
0101	ADAMS	0.25%	1301	GRANT	0.25%	2101	KING (Cont'd)	0.50%
0102	Hinton	0.25%	1302	Coulee City	0.50%	2102	Shykoomish	0.50%
0103	Lind	0.25%	1303	Electric City	0.50%	2103	Snoqualmie	0.50%
0104	Ohlala	0.25%	1304	Ephrata	0.50%	2104	Tukwila	0.50%
0105	Riverville	0.25%	1305	George	0.25%	2105	Woodinville	0.50%
0100	Washington	0.25%	1306	Grand Coulee	0.25%	2106	Yarrow Point	0.50%
	Unincorp	0.25%	1307	Hartline	0.00%	2100	Unincorp	0.50%
	ASOTIN		1308	Krupp	0.00%		KITSAP	
0201	Asotin (city)	0.75%	1309	Matrawa	0.50%	1801	Bremerton	0.50%
0202	Clarkston	0.25%	1310	Moses Lake	0.50%	1802	Port Orchard	0.50%
0200	Unincorp	0.25%	1311	Quincy	0.50%	1803	Poulsbo	0.50%
0301	BENTON	0.25%	1312	Royal City	0.50%	1804	Bainbridge Island	0.50%
0302	Benton City	0.25%	1313	Soap Lake	0.50%	1800	Unincorp	0.50%
0303	Kennewick	0.50%	1315	Warden	0.50%		KITLUAS	
0304	Prosser	0.50%	1315	Wilson Creek	0.50%	1901	Cle Elum	0.50%
0305	Richland	0.50%	1349	Coulee Dam	0.50%	1902	Ellensburg	0.25%
0300	West Richland	0.50%	1300	Unincorp	0.50%	1903	Kittitas (city)	0.25%
	Unincorp	0.25%		GRAYS HARBOR		1904	Roslyn	0.50%
	CHELAN		1401	Aberdeen	0.25%	1905	South Cle Elum	0.25%
0401	Cashmere	0.25%	1402	Cosmopolis	0.25%	1900	Unincorp	0.50%
0402	Chelan (city)	0.50%	1403	Elma	0.25%		KLACKHAI	
0403	Entiat	0.25%	1404	Hoquiam	0.25%	2001	Bingen	0.25%
0404	Leavenworth	0.50%	1405	McClary	0.25%	2002	Gouldendale	0.25%
0405	Wenatchee	0.50%	1406	Montesano	0.25%	2003	White Salmon	0.25%
0400	Unincorp	0.50%	1407	Oakville	0.25%	2000	Unincorp	0.25%
	CLALLAM		1409	Ocean Shores	0.25%		LEWIS	
0501	Forks	0.25%	1408	Westport	0.25%	2101	Centralia	0.50%
0502	Port Angeles	0.50%	1400	Unincorp	0.25%	2102	Chehalis	0.50%
0503	Sequim	0.50%		ISLAND		2103	Morton	0.50%
0500	Unincorp	0.50%	1501	Compsville	0.50%	2104	Mosyrock	0.50%
	CLARK		1502	Langley	0.50%	2105	Nipavine	0.50%
0601	Battle Ground	0.50%	1503	Oak Harbor	0.50%	2106	Pe Ell	0.25%
0602	Camas	0.50%	1500	Unincorp	0.50%	2107	Toledo	0.25%
0603	La Center	0.50%	1601	Port Townsend	0.50%	2108	Vader	0.50%
0604	Ridgefield	0.50%	1600	Unincorp	0.50%	2109	Wintlock	0.25%
0605	Vancouver	0.50%	1701	KING	0.50%	2100	Unincorp	0.50%
0606	Washougal	0.50%	1701	Aljona	0.50%		LINCOLN	
0607	Yacolt	0.25%	1702	Auburn/King	0.50%	2201	Alhira	0.25%
0600	Unincorp	0.50%	1703	Beaux Arts Vlg	0.50%	2202	Creston	0.25%
	COLUMBIA		1704	Bellevue	0.50%	2203	Davenport	0.25%
0701	Dayton	0.25%	1705	Black Diamond	0.50%	2204	Harrington	0.25%
0702	Starbuck	0.00%	1706	Bothell/King	0.50%	2205	Odessa	0.25%
0700	Unincorp	0.50%	1734	Burien	0.50%	2206	Reardan	0.25%
	COWHITZ		1707	Carnation	0.50%	2207	Sprague	0.25%
0801	Castle Rock	0.25%	1708	Clyde Hill	0.50%	2208	Wilbur	0.25%
0802	Kalama	0.25%	1712	Covington	0.50%	2200	Unincorp	0.25%
0803	Kelso	0.25%	1710	Des Moines	0.50%		MASON	
0804	Longview	0.25%	1711	Duwall	0.50%	2301	Shelton	0.50%
0805	Woodland	0.50%	1711	Enumclaw	0.50%	2300	Unincorp	0.50%
0800	Unincorp	0.25%	1732	Federa Way	0.50%		OKANOGAN	
	DOUGLAS		1713	Hunts Point	0.50%	2401	Brewster	0.25%
0901	Bridgeport	0.25%	1714	Issaquah	0.50%	2402	Concomly	0.25%
0902	East Wenatchee	0.50%	1738	Kenmore	0.50%	2403	Coulee Dam	0.50%
0903	Manfield	0.50%	1715	Kent	0.50%	2404	Elmer City	0.25%
0904	Rosk Island	0.25%	1716	Kirkland	0.50%	2405	Nespelem	0.25%
0905	Waterville	0.50%	1717	Lake Forest Park	0.50%	2406	Okanagan	0.25%
0949	Coulee Dam	0.50%	1720	Maple Valley	0.50%	2407	Omak	0.25%
0900	Unincorp	0.25%	1718	Medina	0.50%	2408	Oroville	0.25%
	FERRY		1719	Mercer Island	0.50%	2409	Pateros	0.25%
1001	Republic	0.25%	1731	Milton/King	0.50%	2410	Riverside	0.25%
1000	Unincorp	0.25%	1736	Newcastle	0.50%	2411	Tonasket	0.50%
	FRANKLIN		1721	Normandy Park	0.50%	2412	Twisp	0.25%
1101	Connell	0.50%	1722	North Bend	0.50%	2413	Winthrop	0.25%
1102	Kahlotus	0.25%	1723	Pacific/King	0.50%	2400	Unincorp	0.25%
1103	Mesa	0.25%	1724	Redmond	0.50%		PACIFIC	
1104	Pasco	0.50%	1725	Renton	0.50%	2501	Ithaca	0.25%
1100	Unincorp	0.50%	1739	Sammish	0.50%	2502	Long Beach	0.25%
	GAREFIELD		1733	Sea Tac	0.50%	2503	Raymond	0.25%
1201	Pomeroy	0.25%	1726	Seattle	0.50%	2504	South Bend	0.25%
1200	Unincorp	0.25%	1737	Shoreline	0.50%	2500	Unincorp	0.25%

REV 84 0013 (01/17/23)

# Presentation Appendix - Sustainable Public Works

# Presentation Appendix - Sustainable Public Works

Local Real Estate Excise Tax Rates (Continued)			Effective February 1, 2023		
Code	Local Rate	(Code 3)	Code	Local Rate	Local Rate
<b>PENDOREILLE</b>					
2601	Cusick	0.25%	3106	Gold Bar	0.50%
2602	Ione	0.25%	3107	Granite Falls	0.50%
2603	Metaline	0.00%	3108	Index	0.50%
2604	Metaline Falls	0.25%	3109	Lake Stevens	0.50%
2605	Newport	0.50%	3110	Lynwood	0.50%
2600	Unincorp	0.25%	3111	Marysville	0.50%
<b>PERCE</b>					
2724	Auburn/Pierce	0.50%	3119	Mill Creek	0.50%
2701	Bonney Lake	0.50%	3112	Monroe	0.50%
2702	Buckley	0.50%	3113	Mountlake Terrace	0.50%
2703	Carbonado	0.50%	3114	Mukilteo	0.50%
2704	Du Pont	0.50%	3115	Snohomish (city)	0.50%
2705	Eatonville	0.25%	3116	Stamwood	0.50%
2720	Edgewood	0.50%	3117	Sultan	0.50%
2706	Fife	0.50%	3118	Woodway	0.50%
2707	Firecrest	0.50%	3100	Unincorp	0.50%
2708	Gig Harbor	0.50%	<b>SPOKANE</b>		
2721	Lakewood	0.50%	3201	Airway Heights	0.50%
2709	Milton/Pierce	0.50%	3202	Cheney	0.50%
2710	Orring	0.50%	3203	Deer Park	0.50%
2723	Pacific/Pierce	0.50%	3204	Fairfield	0.25%
2711	Puyallup	0.50%	3205	Latah	0.00%
2712	Roy	0.50%	3212	Liberty Lake	0.50%
2713	Ruston	0.50%	3206	Medical Lake	0.25%
2714	South Prairie	0.50%	3207	Millwood	0.50%
2715	Steilacoom	0.50%	3208	Rockford	0.25%
2716	Summer	0.50%	3209	Spangle	0.25%
2717	Tacoma	0.50%	3210	Spokane (city)	0.50%
2718	Wilkeson	0.25%	3213	Spokane Valley	0.50%
2719	University Place	0.50%	3211	Waverly	0.00%
2700	Unincorp	0.50%	3200	Unincorp	0.50%
<b>SAN JUAN</b>					
2801	Friday Harbor	2.00%	3301	Chewelah	0.25%
2800	Unincorp	2.00%	3302	Colville	0.25%
<b>SKAGIT</b>					
2901	Anacortes	0.50%	3303	Kettle Falls	0.25%
2902	Burlington	0.50%	3304	Marcus	0.25%
2903	Concrete	0.50%	3306	Northport	0.25%
2904	Hamilton	0.50%	3300	Springdale	0.25%
2905	La Conner	0.50%	3300	Unincorp	0.25%
2906	Lyman	0.50%	<b>THURSTON</b>		
2907	Mt Vernon	0.50%	3401	Bucoda	0.50%
2908	Sedro Woolley	0.50%	3402	Lacey	0.50%
2900	Unincorp	0.50%	3403	Olympia	0.50%
<b>SKAMANIA</b>					
3001	N. Bonneville	0.25%	3404	Rainier	0.25%
3002	Stevenson	0.25%	3405	Tenino	0.50%
3000	Unincorp	0.25%	3406	Tumwater	0.50%
<b>SNOHOMISH</b>					
3101	Arlington	0.50%	3407	Yelm	0.50%
3120	Bothell/Snohomish	0.50%	3400	Unincorp	0.50%
3102	Brier	0.50%	<b>WAHIAKUM</b>		
3103	Darrington	0.25%	3501	Cathlamet	0.25%
3104	Edmonds	0.50%	3500	Unincorp	0.25%
3105	Everett	0.50%	<b>WALLAWALLA</b>		
<b>WHITCOM</b>					
3701	Bellingham	0.50%	3601	College Place	0.50%
3702	Blaine	0.50%	3602	Prescott	0.00%
3703	Everson	0.50%	3603	Watsburg	0.50%
3704	Ferndale	0.50%	3604	Walla Walla (city)	0.25%
3705	Lymden	0.50%	3600	Unincorp	0.25%
3706	Nooksack	0.50%	<b>WHITMAN</b>		
3707	Sumas	0.50%	3801	Albion	0.25%
3700	Unincorp	0.50%	3802	Colfax	0.25%
<b>YAKIMA</b>					
3901	Grandview	0.50%	3803	Colton	0.25%
3902	Granger	0.50%	3804	Endicott	0.25%
3903	Harrah	0.25%	3805	Farmington	0.25%
3904	Mabton	0.50%	3806	Garfield	0.25%
3905	Moxee City	0.25%	3807	La Crosse	0.25%
3906	Naches	0.25%	3808	Lamont	0.00%
3907	Selah	0.25%	3809	Malden	0.25%
3908	Sunnyside	0.50%	3810	Oakdale	0.25%
3909	Tieton	0.25%	3811	Palouse	0.25%
3910	Toppenish	0.25%	3812	Pullman	0.25%
3911	Union Gap	0.50%	3813	Rosalia	0.25%
3912	Wapato	0.50%	3814	St John	0.25%
3913	Yakima (city)	0.50%	3815	Tekoa	0.25%
3914	Zillah	0.50%	3816	Uniontown	0.25%
3900	Unincorp	0.25%	3800	Unincorp	0.25%

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