



PDA Wide Incentives

General Facilities Charge (GFC) Waiver

Any new developments within the PDA are exempt from the General Facilities Charge. This charge will be dependent on the water tap size. A chart of the tap size and GFC charge can be found at "[Water GFC](#)" for water and "[Wastewater GFC](#)" for Sewer. These charges can be up to \$150,000.

Water and Sewer Utility

For any project located within the PDA boundary in-City utility rates will apply. Connections to existing systems will be discussed during the pre-development conference. Tap and meter fees will apply and depend on size. [Water Meter and Rate](#); [Small Water Tap Fee](#); [Large Water Meter and Tap](#); [Wastewater Connection](#)

Power and Gas Utility

Projects within the West Plains Airport Area have access to either Avista or Inland Power electrical service depending on location and Avista natural gas. The region has very competitive electrical rates starting at about \$0.06/kWh and is over 90% renewable. Rates are negotiated with the utility provider.

Local Incentives

Local municipalities offer incentives on low impact landscaping and alternative commute to work programs. We will discuss these opportunities as your design progresses or please let us know if you would like additional information.

PDA Incentives in the City of Spokane

Traffic Impact Fees

Developments within the City of Spokane are assessed a traffic impact fee based on the size and use of the building. For example, the fees would be applied as 100,000 x \$1.18 per sf/GFA for manufacturing or \$118,000; and 100,000 x \$0.52 per sf/GFA for warehousing or \$52,000. The City of Spokane has \$1,000,000 available to projects within the PDAs to reduce or eliminate the fees subject to City Council approval on a first come bases. Once \$1 million in waivers have been applied, the reduction or waiver will no longer apply. Manufacturing and warehousing projects have been specifically identified as eligible. The traffic impact fees are assessed at time of permit. Currently the entire \$1 million is available.

B&O Tax for New Employees

A credit to employer B&O Tax is available for new employees within a Community Empowerment Zone (CEZ). The credit is determined by whether the new employee earns more than or less than \$40,000 annually including benefits. To be a qualifying position the new employee must live somewhere within the CEZ ([Spokane CEZ](#)). Each qualifying position over \$40,000 may result in a credit of \$4,000.00 and under a credit of \$2,000.00. The employer applies for the tax credits. Once approved, the employer will apply



the approved credit once the position is hired. As an example, assuming 50% of the employees reside in the CEZ and earn more than \$4,000.00 the credit would be calculated as 250 employees x 50% residing in CEZ x \$4,000 credit = \$500,000.

Washington State Incentives

Sales and Use Tax Exemption for Qualifying Manufacturing Machinery and Equipment

Qualifying manufacturing equipment is exempt from the Washington State Sales Tax rate of 6.5%. The company applying the sales tax exemption must complete a Manufacturers' Sales and Use Tax Exemption Certificate and provide it to the vendor. No application is required.

Aerospace Industry Incentives

Washington State offers numerous incentives for companies in the aerospace industry. Incentives include B&O Tax reduction, sales tax on facility construction, research and development and computer hardware/software/peripherals.

Sales and Use Tax Exemption for Warehouses and Distribution Centers

The warehouse tax remittance incentive allows for 100% exemption from the state's portion (6.5%) of the retail sales or use tax paid on the eligible construction costs for qualified warehouses and distribution centers over 200,000 sf. The incentive also allows for a 50% exemption from the state's portion of the retail sales or use tax paid on purchases and installation of material-handling and racking equipment. Eligible businesses receive the exemption in the form of a remittance from the department (RCW 82.08.820). The application is filed once retail sales tax or use tax has been paid for a calendar quarter.

Other West Plains Airport Area Incentives

- Access to Foreign Trade Zone #224
- 1400 Acre Opportunity Zone
- Access to Road (I-90, SR 2), Runway (Spokane International Airport) and Railway (Class 1 rail carriers via the Washington Eastern Railway and West Plains Airport Area Transload Facility)
- No state income tax
- Access to 3,100 acres private and 3,616 acres public property for development
- Tailored workforce development through local programs and community colleges
- Within 280 miles of the seaports
- PDA financed build-to-suit options with flexible terms
- 100 lakes and rivers within 100 miles, 35 public golf courses, 5 ski resorts
- S3R3 Solutions support during the entitlement process

Please note all incentives are subject to change and should be verified with the granting agencies for confirmation.

W H E R E
B U S I N E S S
I N T E R S E C T S .

7106 W Will D Alton Lane
STE. 103
Spokane, WA 99224

509.607.6556
info@s3r3solutions.com
www.s3r3solutions.com