



PERMIT CENTER

PARK IMPACT FEES

Informational Brochure

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Prepared by:

City of Auburn

Customer Service Center

(253) 931-3010
FAX (253) 931-3053

Park Impact Fees are authorized by Auburn City Code (ACC) Chapter 19.08. This handout provides an informative summary of selected parts of the Impact Fee Code. This document is not intended to replace or supercede any portion of the Impact Fee code.

What are Impact Fees?

- Impact Fees are fees charged on new development, used to pay for its proportionate share of impacts to the City due to growth. The City of Auburn collects impact fees for parks, fire and transportation facilities. School impact fees are also collected by the City on behalf of the school districts within the City limits. Impact fees provide the means of balancing the cost requirement for new facilities and infrastructure between existing residents and new residents.
- Park impact fees are charged per residential dwelling unit or where a change in use increases housing capacity by more than or equal to one dwelling unit. The impact fee is \$3,500 per residential dwelling unit.

When Are Park Impact Fees paid?

- The City collects Park Impact Fees at the time a building permit is issued.

Exceptions:

Certain development activities are exempt from Park Impact Fee requirements. The following identify some of the exempt activities (A more detailed account of exempt activities is listed in the Auburn City Code Chapter 19.08.060):

- Replacement of a legally established dwelling unit with a new structure of the same use at the same site or lot when such replacement occurs within 12 months of the demolition or destruction of the prior structure.
- Any alteration, expansion, enlargement, remodeling, rebuilding or conversion of an existing dwelling unit where no additional units are created and the use is not changed.
- Miscellaneous improvements, including but not limited to fences, walls, swimming pools, and signs.
- Demolition or moving of a structure.
- A change in use where the increase in housing capacity is less than the threshold stated in Auburn City Code 19.08.040 (B).

A complete list of exceptions can be found in the Auburn City Code section 19.08.060.

Answers to Common Questions About Park Impact Fees

Q: Do I have to pay the impact fee if I am going to appeal the amount or ask for a refund?

A: Yes. Impact fees must be paid prior to filing an appeal or the applicant must be willing to provide a satisfactory security of the appealed amount. If an appeal, credit, or refund is granted, your money will be credited as appropriate. An independent fee calculation may also be requested, and is subject to a nonreimbursable administrative fee.

Q: If I change the use of the building from residential to nonresidential, or vice versa, do I pay an impact fee?

A: When a residence is converted to a commercial use, no park impact fees are assessed. When a commercial use is converted to a residence, an impact fee will typically be assessed.

Q: Where does the money go?

A: Park impact fees fund park system improvements from a list of projects identified in the City of Auburn Capital Facilities Plan. The funds must be used for parks and recreation systems improvements that will reasonably benefit the new development. Such improvements may include, but are not limited to, neighborhood and community parks, recreation trails, athletic fields, swimming pools and community centers, including planning, land acquisition, site improvements, and any necessary off-site improvements.

Q: What if the money is never used?

A: Impact fees must be expended or encumbered by the City for a permissible project within six years of receipt by the City, unless there is an extraordinary or compelling reason for fees to be held for a longer period. An owner's request for a refund must be submitted to the City in writing within one year of the date the right to claim a refund arises, or the date that notice is given, whichever date is later.