



PERMIT CENTER

HANDOUT ON SCHOOL IMPACT FEES

Informational Brochure

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School Impact Fees are authorized by Auburn City Code chapter 19.02. It is the intent of this handout to provide 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 on development used to pay for its proportionate share of the impacts to the City due to growth. The City of Auburn collects impact fees for transportation and school facilities. Page three of this handout contains the fee schedule for school impact fees.
- School impact fees are charged only for new construction or changes in land use that create a residential use where there was none before.

When Are School Impact Fees paid?

- The City collects School Impact fees at the time a building permit is issued.

Exemptions:

The following are a few of the development activities that are exempt from the requirements of this chapter. A more detailed account is listed in the Auburn City Code Chapter 19.02.080.

- Construction of housing projects for the elderly, including nursing homes, retirement centers, assisted living facilities or other types of housing projects for persons age 55 and over, which have recorded covenants or recorded declaration of restrictions precluding school-aged children as residents of those project.
- Rebuilding of legally established dwelling unit(s) destroyed or damaged by fire, flood, explosion, act of nature or other accident or catastrophe; provided, that such rebuilding takes place within a period of one year after destruction.
- Any alteration, expansion, reconstruction, remodeling, or rebuilding of existing single-family or multifamily dwelling units; provided, that no additional dwelling units are created.
- The replacement of a mobile home with another mobile home within an existing mobile home park.

A complete list of adjustments, exceptions and appeals can be found in the Auburn City Code Chapter 19.02.090.

Answers to Common Questions About School Impact Fees

Q: Where does the money go?

A: Impact fees pay for school facilities needed due to the additional demand created by new development. This includes capitol improvements such as land, improvements to land, structures, initial furnishings and selected equipment.

Q: What if the money is never used?

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

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 school impact fees are assessed. When a commercial use is converted to a residence, an impact fee will typically be assessed.

Q: Can I pay under protest?

A: Impact fees may be paid under protest in order to obtain a permit or other approval of development activity. However, such payment under protest shall not excuse the applicant's obligation to timely exhaust all administrative remedies and to comply with all applicable time limitation periods. Appeals may be filed as set forth in the Auburn City Code.

See the attached impact fee schedule. Note that within the City of Auburn there are three school districts. The fees assessed are based on the school district boundaries that are set by the school districts. The developments address location will determine within which district the property lays and therefore what the correct fee amount will be.

IMPACT FEE SCHEDULE

	Auburn School District	Dieringer School District	Kent School District
Single Family (Including mobile homes, duplexes, and attached single-family dwellings.)			
Impact Fee	\$ 5,657.05 per unit	\$ 3,500 per unit	\$4,775 per unit
Administrative Fee	\$ 50 per unit	\$ 50 per unit	\$ 50 per unit
Total	\$5,707.05 per unit	\$3,550 per unit	\$4,825 per unit
Multifamily			
Impact Fee	\$ 1,228.84 per unit	\$ 739 per unit	\$2,940 per unit
Administrative Fee	\$ 25 per unit	\$ 25 per unit	\$ 25 per unit
Total	\$1,253.84 per unit	\$ 764 per unit	\$2,965 per unit

	Federal Way School District		
Single Family (Including mobile homes, duplexes, and attached single-family dwellings.)			
Impact Fee	\$3,018 per unit		
Administrative Fee	\$ 50 per unit		
Total	\$3,068 per unit		
Multifamily			
Impact Fee	\$856 per unit		
Administrative Fee	\$ 25 per unit		
Total	\$881 per unit		