ALL ABOUT IMPACT FEES

COMMUNITY DEVELOPMENT DEPARTMENT
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Who do impact fees apply to?

Enumclaw Municipal Code (EMC) Chapter 19.24 imposes impact fees on all new development activity in the City. "Development activity" is defined as:

…any construction or expansion of a building or structure; or the siting of a mobile home; or any change in use of a building or structure or mobile home; or the subdivision of land; or the seeking of plat approval, PUD approval, mobile home park district approval, conditional use permit approval; or any change in use of land that creates additional demand and need for public streets and roads, publicly owned parks, open space and recreational facilities, fire protection facilities and equipment, and school facilities."

The following are exempt from payment of impact fees:

- Any replacement of a structure or mobile home with a new structure or mobile home of the same size and use is exempt if done within 12 months of vacancy and has not previously paid. EMC19.24.110.A
- Alterations, expansions, enlargements, or remodeling that does not add additional living units.
- Alterations, remodeling or conversion of commercial, industrial, or office building that does not add additional space.
- Construction of accessory structures that will not create significant impacts on planned facilities.
- Improvements such as fences, walls, swimming pools, signs, etc.
- Demolition
- Private or public schools and all governmental development activity.
- School Impact fees are not required for housing constructed specifically to serve persons age 55 and over, which have recorded covenants, or recorded declaration of restrictions precluding school aged children as residents. Must provide copy of recorded declaration to city staff at the time of application.

When will the impact fees be collected?

When the building permit is issued.

What categories and amounts of impact fees must be paid?

Developers must pay traffic, school and park impact fees per the following table (all possible types of land uses not listed in table. Impact fee are determined by referencing the ITE Trip Generation, 7th Edition).

	Fire	Transportation	Schools	Parks
Residential –				
Single-Family Detached Housing	$2,383.13	$4,491	$6,376.46	$ 2,200
Multifamily-townhouse, Duplex & Accessory	$2,383.13	$2,437	$1,850.19	$1,474
Accessory Dwelling Unit	$1,191.56	$2,245.50	$3,188.23	$1,100
Industrial – Light Industry / High Technology *(per gross sq. ft.)*	$0.35	See below	$0	$0
Commercial – General Office Building *(per gross sq. ft.)*	$0.35	See below	$0	$0

For a complete detailed list of the Transportation Impact, please click here or go to:

https://cityofenumclaw.net/DocumentCenter/View/10817/Transportation-Impact-Fee-Rate-Study

If I don't agree with the amount of the fee, is there any process to adjust it?

Yes, you may submit an independent fee calculation for review by the City Administrator. If the City Administrator agrees with the independent fee calculation it would be recommended to Council for approval. The cost of the process is $500.00 plus any additional cost above $500.00 expended by the City in its review process.

Can I get a credit if, at the time of my development activity, I install an improvement which the impact fees was meant to finance?

Yes, a credit will be given to a developer for any dedication of land for planned facilities, construction of planned facilities, or improvements of planned facilities done at the time of the development activity. The cost of applying for impact fee credits is $150.00. When credits are approved by the City Council, the applicant will receive a credit certificate. The applicant must present this certificate along with the building permit application to receive the credit. Credit certificates expire after 6 years.

Is there any credit given for improvements done to the development property at the time of the development activity, such as half street improvement?

No, improvements such as half street construction or other required on-site improvements do not fall under the credit criteria. Only improvements identified in the capital improvement plans associated with transportation, parks, fire, and schools are applicable to the credit process.

Can the credit certificate be transferred?

Yes. The credit certificate is originally registered with the City. Should the certificate change hands, the original holder of the certificate must re-register the transfer of the credit certificate with the City in order for it to be valid. Only the credit certificate holder registered with the City may utilize the credit.

Is there a time frame in which the impact fee monies must be used?

Yes, the monies collected for impact fees must be used by the City or the School District within 6 years from the date they are collected, or be returned.

If the monies are not used, how will I know?

If the monies are not used the City must notify the current property owner by mail immediately following the end of the 6 year period. The property owner then has one year to request the refund from the City.

If I receive a refund will the refund include interest?

Yes, the refund is inclusive of the money collected plus any earned interest.

Does the City charge any administrative fees for administering the impact fee program?

Yes, the city collects the following administrative fees in addition to the impact fees:

Single family	$35.00 per permit
Multi-family	$70.00 per permit
Non-residential	$35.00 or 1% of the impact fee charged whichever is greater
School Fee	$35.00
Fire Fee	$35.00
Park Fee	$35.00
Transportation Fee	$35.00