

Department of Development and Environmental Services (DDES)

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School Impact Mitigation Measures

• FREQUENTLY ASKED QUESTIONS •DDES Customer
Information Bulletin #**46**

*Visit the DDES Web site at
www.kingcounty.gov/permits
for more information*

King County DDES has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are final authority. Because the codes and regulations may be revised or amended at any time, consult King County staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that the project meets all requirements of applicable codes and regulations.

For alternate formats, call 206-296-6600.

In 1991, the King County Council established concurrency standards and impact fees for public school districts. The school mitigation and impact fees ordinance has been codified in Chapter 21A.43 of the King County Code (KCC). The key code provisions include the following:

- The formation of a School Technical Review Committee (STRC)
- Annual Council reviews
- An impact fee program
- Concurrency.

Why is an impact fee necessary?

The 1990 Washington State Growth Management Act and the 1991 Amendment to the Act require local governments to make appropriate provisions for schools through the review of the development proposals. These acts further grant counties and cities the authority to impose impact fees for the purpose of supporting school facilities.

King County's policy, as stated in the King County Comprehensive Plan, is to coordinate land development activities with the provision of services, including schools. With the adoption of Title 21A of the King County Code in 1993, King County implemented the Growth Management Act and the Comprehensive Plan.

Rapid residential development in King County has caused student populations in several of King County's school districts to increase faster than schools can be built to accommodate them. In many instances, existing state and local funding sources for schools have not been sufficient to meet population demands. Even if the districts have enough money to construct schools, many cannot complete construction quickly enough to meet the necessary space requirements.

What are impact fees?

Chapter 21A.43 of the King County Code provides a framework for school districts to require that King County assess impact fees on new residential development in unincorporated King County. Each school district may request that impact fees be imposed on new developments within their district if their schools are being affected by the growth. The fees are adopted

annually by ordinance following a thorough review by the School Technical Review Committee and the King County Council of the district’s capital facility plan and enrollment projections.

School impact fees will be assessed and collected on every new residential dwelling unit in the unincorporated portion of a school district for which an impact fee has been established. This fee will be collected at the time of permit issuance or final plat approval. The amount of the fee is based on the fee schedule that is in effect at the time of permit application or final plat approval. The amount of the fee is based on the fee schedule that is in effect at the time of permit application or final plat approval. Impact fees are updated annually and adopted by ordinance. The following school impact fees are effective January 1, 2008:

School District	Existing Fee Amount/Unit	
	Single Family	Multiple Family
Auburn, No. 408	\$5,361	\$466
Federal Way, No. 210	3,883	1,647
Fife, No. 417.....	3,588	2,001
Issaquah, No. 411	6,021	948
Kent, No. 415	5,110	3,146
Lake Washington, No. 414.....	5,568	657
Riverview, No. 407	4,547	1,539
Snoqualmie Valley, No. 410.....	5,977	1,744
Tahoma, No. 409	5,052.....	1,325

In addition to the school impact fee, a nonrefundable administrative fee per dwelling will be added to those projects subject to a school impact fee.

When are impact fees paid?

For residential plats, the amount of the impact fee is determined using the impact fee schedule in effect when the plat receives final approval. One-half of the fee must be paid at final plat approval and the other half when building permits are issued. Residential lots that did not pay an impact fee during platting, multi-family building permits, mobile home permits and site plan approvals for mobile home parks, must pay the total fee when the permits are issued. The amount of the fee is based on the fee schedule that is in effect at the time of permit application.

What kinds of exemptions are available?

The following types of developments are exempt from school impact fees:

- Any form of housing exclusively for the elderly, including nursing homes and retirement centers
- Replacement or remodeling of existing homes
- Shelters for temporary placement
- Relocation facilities
- Transitional housing facilities
- Low-income housing
- Community residential facilities (i.e., group homes)
- Temporary dwellings for medical hardship
- Accessory dwelling units.

What is concurrency and why is it necessary?

The purpose of concurrency, as defined by the King County Code, is to ensure that school districts have sufficient capacity to accommodate student populations generated by new residential development. For this reason, a finding of concurrency must be made for the following types of applications:

- Preliminary plats
- Preliminary PUDs
- Site plan approval for mobile home parks
- Requests for multi-family zoning
- Building permits for multi-family projects (i.e., two or more units).

A proposed development may be denied or mandatory phasing or similar mitigation may be required if it is determined that no capacity will exist when the impact of development occurs.

Are there any exceptions to the concurrency standard?

The following exceptions apply to concurrency standards:

- Single-family residential building permits
- Short plats
- Reconstruction or remodeling of existing dwelling units
- Building permits for multi-family projects (i.e., two or more units).

If customers have questions regarding these school mitigation impact requirements, procedures, assessments and payment of fees, please call the King County DDES permit center at 206-296-6600.

Other bulletins and telephone numbers that may be helpful

Bulletin 1	Building and Development Permit Telephone Numbers
Bulletin 9	Obtaining a Residential Building Permit
Bulletin 17A	Zoning Code: Overview and Summary
Bulletin 18A	Zoning Code: Permitted Use Tables

These and other DDES bulletins are available via the department Web site at www.kingcounty.gov/permits.

206-296-6600	DDES customer service and information
206-296-6600	School Priority Services Team

This customer information bulletin will be updated as new fees are adopted and current fees are revised.



Be sure to visit our Web site at:
www.kingcounty.gov/permits

King County complies with the Americans with Disabilities Act (ADA). If you require an accommodation to attend a meeting (two weeks' notice) or require this information in Braille, audiocassette, or large print, please call 206-296-6600 or TTY 206-296-7217.