

## Summary of Proposed Ordinance Relating to 2027 School Impact Fees

This summary fulfills Washington State Growth Management Act and King County Code (K.C.C.) 20.18.100 requirements for a “plain language summary.”

### Background

The 1990 Growth Management Act (GMA) passed by the Washington State Legislature authorized the collection of impact fees to help fund school construction. Under the GMA, fees may be collected and spent only for school facilities needed to accommodate new student growth, and which are addressed by a capital facilities element of a comprehensive land use plan. King County incorporates the plans prepared by the school districts into the county's Comprehensive Plan

The capital facilities plans must include:

- current enrollment and enrollment projections for the next six years;
- standard of service;
- inventory of existing faculties and capacity for the next six years;
- financial plan for achieving the standard of service.

The amount of the impact fee for each district is determined by a formula that was adopted by the King County Council. The school districts biennially update the factors used in the formula. Fees only apply to new single detached units, middle-housing units and apartment units in unincorporated King County. The fees are paid at the time of a building permit issuance.

Under King County Code (KCC), a limited set of development types are exempt from a school impact fee. Exemptions include non-residential development, nursing homes and retirement centers, remodels or replacements of existing structures, temporary or transitional housing, qualified low-income housing, medical-hardship dwellings, accessory dwelling units, projects already mitigated for school impacts through SEPA or other agreements, and community residential facilities.

### Proposed Ordinance

Section 1. Provides background and authority to impose school impact fees.

Section 2. Updates KCC 20.12.473 related to school district capital facilities plans to reference the latest school district capital facilities plans. The update is required because the County must have a current capital facilities plan adopted as part of its Comprehensive Plan to collect impact fees for a school district.

Section 3. Updates KCC 27.44.010 related to school impact fees to adopt the 2027 school impact fee amounts for each school district. Fees calculated by each district for single-detached residences are adopted as proposed. For middle-housing and apartment units, fees calculated by each district are adopted, except for those higher than the maximum of \$5,000, in accordance with KCC 21A.43.030.G. For those fees higher than the maximum allowed, a fee of \$5,000 is adopted. The purpose of this update is to ensure the County collects impact fees that match the amounts identified in each district's approved capital facilities plan, up to the limits allowed by Code. Updating these fee amounts keeps the Code consistent with the school districts' plans.