



2025 Fee Guide 03, School Impact Mitigation Measures

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. School districts affected by growth may request that impact fees be imposed on each new residential dwelling unit in the unincorporated portion of its district for which an impact fee has been established. One-half of the impact fee is 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 applicant may defer payment of impact fees until final inspection of the building permit in accordance with Chapter 21A.43. 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. (KCC 21A.43.050) The following fees have been adopted by ordinance 19859, effective January 1, 2025:

School District	Fee per Dwelling Unit	
	Single Family	Multiple Family
Auburn, No. 17408	\$ 4,584	\$ 8,966
Enumclaw, No. 17216	\$ 10,249	\$ 5,634
Federal Way, No. 17210	--	--
Fife, No. 27417	\$5,007	\$1,453
Highline, No. 17401	--	--
Issaquah, No. 17411	\$4,728	--
Kent, No. 17415	--	--
Lake Washington, No. 17414	\$5,972	--
Northshore, No. 17417	\$15,159	\$2,755
Renton, No. 17403	\$1,003	\$3,268
Riverview, No. 17407	\$5,747.93	\$410.14
Snoqualmie Valley, No. 17410	\$ 10,187.76	\$6,170.35
Tahoma, No. 17409	\$7,603	\$1,276

2025 Fee Guide 03 School Impact Mitigation Measures

Single family units are defined as single detached dwelling units and multi-family units are townhouses and apartments. 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 unit

This information is a general guide and should not be used as a substitute for current codes and regulations. Please contact King County Permitting at 206-296-6600, or email DPERWebInquiries@kingcounty.gov for additional information.