



2026 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. For plats recorded before September 20, 2025, 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 20016, effective January 1, 2026:

School District	Fee per Dwelling Unit	
	Single Detached	Multunit
Auburn, No. 17408	\$8,003	\$5,000
Enumclaw, No. 17216	\$12,619	\$5,000
Federal Way, No. 17210	--	--
Fife, No. 27417	\$5,595	\$1,747
Highline, No. 17401	--	--
Issaquah, No. 17411	--	--
Kent, No. 17415	--	--
Lake Washington, No. 17414	\$7,277	\$170
Northshore, No. 17417	\$16,550	\$5,000
Renton, No. 17403	--	--
Riverview, No. 17407	--	--
Snoqualmie Valley, No. 17410	\$13,126.84	\$5,000
Tahoma, No. 17409	\$3,465	\$1,568

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Single family units are defined as single detached residences, and multiunit units are defined as duplexes, houseplexes, cottage housing, 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.