



Community Planning & Economic Development
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Creating Solutions for Our Future

About 2024 Impact Fees

What are Impact Fees?

Impact fees are a onetime tax to pay for schools, parks, and roads that serve the development.

Impact fees for residential uses depend on the type of residential unit and assessed on the number of residential dwelling units. Impact fees for each service area are based on the projected cost of capital projects within the service area.

Impact fees for commercial uses are assessed based on the gross square footage, number of rooms or beds depending on the specific use.

Assessment of Impact Fees – TCC 25.04.040

Thurston County assesses fees for impacts to transportation, schools, and parks for new development at the time a complete building permit application is submitted for each unit in the development. Impact fees are paid at the time a building permit is issued.

- **Schools** – Thurston County collects school impact fees for the North Thurston, Olympia, Tumwater, Rochester and Yelm school districts. Other school districts in Thurston County may have school impact fees. Contact the school district in your area to inquire about impact fees. Documentation from the school district demonstrating the fees have been paid or are not required to be paid must be submitted to the Building Development Center prior to issuance of a building permit.
- **Parks** - County parks are regional facilities that serve all county residents. Fees vary based on the type of residential dwelling unit. These fees are uniform across the county.
- **Transportation** - Thurston County is divided into six transportation impact fee areas. Impact fees for transportation are assessed based on the use.

Exemptions from Payment of Impact Fees – TCC 25.04.060

The director shall be authorized to determine whether a particular development activity falls within an exemption identified below for parks and transportation impact fees only.

School districts, fire authority or fire district shall determine whether a particular development activity falls within an exemption identified below. Requests shall be made directly to the school district or fire district/authority. Refer to the code for more information.

Exemptions

1. Alteration of an existing nonresidential structure that does not expand the usable space or for transportation, parks and school impact fees add any dwelling units;
2. Miscellaneous improvements that do not increase the occupancy, users, or for transportation, parks and school impact fees the number of dwelling units, including, but not limited to, fences, walls, residential

swimming pools, mining, dredging, filling, grading, paving, excavation, or drilling operations, storage of equipment or materials and signs;

3. Demolition or moving of a structure, or dwelling unit;
4. Replacement of a structure with a new structure of the same size; or, dwelling unit count; or, the same use at the same site; or, lot when such replacement occurs within six years of the demolition or destruction of the prior structure;
5. Dwelling units located in housing developments intended for and solely occupied by persons 62 years or older, including nursing homes and retirement centers, shall be exempt from the payment of school impact fees so long as those uses are maintained, and the necessary covenants or declaration of restrictions, in a form approved by the prosecuting attorney and the school district attorney, required to ensure the maintenance of such uses, are recorded on the property;
6. The creation of an accessory dwelling unit, including but not limited to family member units, shall be exempt from the payment of school impact fees; and
7. A single room occupancy dwelling shall be exempt from the payment of school impact fees.

Previously Paid Mitigation Fees – TCC 25.04.040

If mitigation fees have already been paid, or will be paid, under the State Environmental Policy Act (Ch. 43.21 RCW), the applicant needs to provide information to Thurston County showing the fees paid. Impact fees may be adjusted if fees have already been paid. If impact fees are currently higher than previously paid fees, the County may impose additional fees so long as the fees are clearly tied to other improvements not addresses by the original fee. Refer to the code for more information.

Deferral of Impact Fees – TCC 25.04.124

- A. Each applicant for a single-family residential construction permit may request a deferral for the full assessment of impact fees for, where applicable, parks, transportation, and schools for up to twenty (20) permits until final inspection. In no instance may the deferral period exceed 18 months from the date of building permit issuance.
- B. The amount of impact fees deferred are determined by the fee schedule in effect at the time of building permit application.
- C. Thurston County may withhold the final inspection until all applicable impact fees have been paid in full.
- D. An applicant seeking deferral shall grant and record a “Deferred Impact Fee Lien” against the property in favor of the County for the full amount of the impact fee(s) being deferred. Once all impact fees have been paid in full, the County shall authorize a “Release of Lien”. This shall also be recorded with the Thurston County Auditor. All recording costs shall be the responsibility of the applicant.

(For more information and assistance with recording a lien, please contact your title company.)

- E. If impact fees are not paid in accordance with the terms of TCC, Title 25, the County may institute foreclosure proceedings.
 1. The extinguishment of a deferred impact fee lien by the foreclosure of a lien having priority shall not affect the obligation to pay the impact fees.
- F. If the county elects not to institute foreclosure proceedings for unpaid school impact fees within 45-days after receiving notice from a school district requesting that it do so, the district may institute foreclosure proceedings with respect to the unpaid school impact fees.

- G. Upon receipt of final payment of all deferred impact fees for a property, the county must execute a 'release of deferred impact fee lien' for the property. The property owner at the time of the release, at his or her expense, is responsible for recording the lien release.

Appeals – TCC 25.04.090

Appeals of impact fee assessments are appealable to the Hearing Examiner. The impact fee must be paid prior to any appeal. Appeals may only be filed in writing by the fee payor within 14 calendar days from the date of the notice of decision. Appeal procedures are outlined in Thurston County Code Title 20, Chapter 20.60.060.

More Information

County codes are online at www.thurstoncountybdc.com. Search **County Codes**, from that page, click the green button **Online County Codes**, then go to Title 25.

2024 Impact Fees

2024 SCHOOL IMPACT FEES	
Housing Type	Impact Fee per Dwelling Unit
North Thurston	
Single-Family Dwelling Unit	\$5,422
Multi-Family Dwelling Units	\$3,291
Olympia	
Single-Family Dwelling Unit	\$6,812
Multi-Family Dwelling Units	\$2,606
Rochester	
Single-Family Dwelling Unit	\$6,608
Multi-Family Dwelling Units	\$4,220
Tumwater	
Single-Family Dwelling Unit	\$5,565
Multi-Family Dwelling Units	\$1,114
Yelm	
Single-Family Dwelling Unit	\$4,500
Multi-Family Dwelling Units	\$2,400

2024 PARKS IMPACT FEES	
Housing Type	Impact Fee Per Dwelling Unit
Single-family Homes	\$1,876.29
Multi-Family Dwelling Units	\$1,338.00
Mobile Home Units	\$1,691.53

2024 Transportation Impact Fee Rate Schedule

			Northwest	West	South + South UGA	East + East UGA	North	Central UGAs
Land Use	ITE Land Use Code	Unit of Measure	Impact Fee Rate	Impact Fee Rate	Impact Fee Rate	Impact Fee Rate	Impact Fee Rate	Impact Fee Rate
Cost Per Trip End			\$3,659	\$2,555	\$5,749	\$3,223	\$2,555	\$3,630
Residential								
Single Family (Detached)	210	dwelling	\$3,336	\$2,330	\$5,242	\$2,939	\$2,330	\$3,310
Accessory Dwelling Units	N/A	dwelling	\$1,668	\$1,165	\$2,621	\$1,469	\$1,165	\$1,655
	220, 221, 230,							
Multi-Family	233	dwelling	\$1,995	\$1,393	\$3,135	\$1,757	\$1,393	\$1,979
Senior Housing	251	dwelling	\$809	\$565	\$1,271	\$712	\$565	\$802
Mobile Home in MH Park	240	dwelling	\$1,240	\$866	\$1,949	\$1,092	\$866	\$1,230
Commercial - Services								
Drive-in Bank	912	sf/GFA	\$17.72	\$12.38	\$27.85	\$15.61	\$12.38	\$17.58
Hotel	310	room	\$2,310.95	\$1,613.69	\$3,630.95	\$2,035.58	\$1,613.69	\$2,292.63
Motel	320	room	1463.60	1022.00	2299.60	1289.20	1022.00	1452.00
Day Care Center	565	sf/GFA	\$16.06	\$11.22	\$25.24	\$14.15	\$11.22	\$15.93
Library	590	sf/GFA	\$10.02	\$7.00	\$15.74	\$8.83	\$7.00	\$9.94
Post Office	732	sf/GFA	\$13.76	\$9.61	\$21.62	\$12.12	\$9.61	\$13.65
Service Station	944	VFP	\$9,186.40	\$6,414.66	\$14,433.62	\$8,091.77	\$6,414.66	\$9,113.59
Service Station w/ minimart	945	sf/GFA	\$43.39	\$30.30	\$68.17	\$38.22	\$30.30	\$43.04
Auto Care Center	942	sf/GFA	\$4.61	\$3.22	\$7.25	\$4.06	\$3.22	\$4.58
Movie Theater	444, 445	seat	\$131.77	\$92.01	\$207.04	\$116.07	\$92.01	\$130.73
Health Club	492, 493	sf/GFA	\$7.72	\$5.39	\$12.14	\$6.80	\$5.39	\$7.66
Commercial - Institutional								
Elementary School	520	sf/GFA	\$1.80	\$1.25	\$2.82	\$1.58	\$1.25	\$1.78
Middle/Jr High School	522	sf/GFA	\$2.48	\$1.73	\$3.89	\$2.18	\$1.73	\$2.46
High School	530	sf/GFA	\$2.77	\$1.93	\$4.34	\$2.44	\$1.93	\$2.74
Assisted Living, Nursing Home	254, 620	bed	\$700.99	\$489.49	\$1,101.39	\$617.46	\$489.49	\$695.43
Church	560	sf/GFA	\$1.75	\$1.22	\$2.74	\$1.54	\$1.22	\$1.73
Hospital	610	sf/GFA	\$3.74	\$2.61	\$5.87	\$3.29	\$2.61	\$3.71
Commercial - Restaurant								
Restaurant	931	sf/GFA	\$20.43	\$14.27	\$32.10	\$18.00	\$14.27	\$20.27
High Turnover Restaurant	932	sf/GFA	\$17.31	\$12.09	\$27.20	\$15.25	\$12.09	\$17.17
Fast Food Restaurant	934	sf/GFA	\$31.46	\$21.97	\$49.43	\$27.71	\$21.97	\$31.21
Espresso w/drive thru	938	sf/GFA	\$32.10	\$22.41	\$50.43	\$28.27	\$22.41	\$31.84
Commercial - Retail Shopping								
Shopping Center	820	sf/GLA	\$5.39	\$3.77	\$8.47	\$4.75	\$3.77	\$5.35
Supermarket	850	sf/GFA	\$14.01	\$9.79	\$22.02	\$12.34	\$9.79	\$13.90
Convenience Market	851	sf/GFA	\$27.66	\$19.32	\$43.47	\$24.37	\$19.32	\$27.45
Free Standing Discount Store	813, 815, 857, 863, 864	sf/GFA	\$6.84	\$4.77	\$10.74	\$6.02	\$4.77	\$6.78
Hardware/Paint Store	816	sf/GFA	\$1.76	\$1.23	\$2.76	\$1.55	\$1.23	\$1.74
Specialty Retail Center	814	sf/GFA	\$5.60	\$3.91	\$8.80	\$4.93	\$3.91	\$5.55
Furniture Store	890	sf/GFA	\$0.51	\$0.36	\$0.80	\$0.45	\$0.36	\$0.51
Home Improvement Superstore	862	sq ft/GFA	\$3.30	\$2.30	\$5.18	\$2.91	\$2.30	\$3.27
Pharmacy(with Drive Through)	881	sq ft/GFA	\$8.42	\$5.88	\$13.23	\$7.42	\$5.88	\$8.36
Car Sales -New/ Used	841	sf/GFA	\$13.29	\$9.28	\$20.88	\$11.71	\$9.28	\$13.18
Commercial - Office								
General Office	710, 715, 750	sf/GFA	\$5.08	\$3.55	\$7.99	\$4.48	\$3.55	\$5.04
Medical Office	720	sf/GFA	\$11.99	\$8.38	\$18.85	\$10.57	\$8.38	\$11.90
Industrial								
Light Industry/Manufacturing	110, 140	sf/GFA	\$3.09	\$2.16	\$4.86	\$2.73	\$2.16	\$3.07
Heavy Industry	120	sf/GFA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Industrial Park	130	sf/GFA	\$1.97	\$1.37	\$3.09	\$1.73	\$1.37	\$1.95
Mini-Warehouse/Storage	151	sf/GFA	\$0.84	\$0.58	\$1.31	\$0.74	\$0.58	\$0.83
Warehousing	150	sf/GFA	\$0.93	\$0.65	\$1.47	\$0.82	\$0.65	\$0.93

Notes:

ITE Land Use based on Institute of Transportation Engineers *Trip Generation Manual*, 10th Edition
Any exemptions to the above rate schedule shall be as defined by Thurston County Code 25.04.060 - Exemptions.

For land uses not specifically identified here, trip generation rates could be derived from ITE or a special study by the applicant.

Unit of Measure definitions:

sf/GFA= Square feet Gross Floor Area; sf/GLA= Square Feet Gross Leasable Area; VFP= Vehicle Fueling Position