



IMPACT FEE SUMMARY - 2026

IMPACT FEES: Impact fees are one-time charges imposed for development projects that are impacting the City’s transportation systems, parks, or fire protection facilities. Impact fees collected by the City are used to help pay for new or expanded public facilities (i.e. roads, fire protection or parks). The fees collected directly and proportionally address the increased demand for these facilities created by the new development.

CITY IMPACT FEES			
	SINGLE FAMILY & DUPLEX (Per Unit)	MULTI-FAMILY (Per Unit)	NON-RESIDENTIAL ¹
PARKS	\$855.00	\$789.00	N/A
FIRE	\$152.00	\$152.00	\$0.22/sq. ft.
TRAFFIC	\$6,425.00 ²	\$6,425.00 per unit (3 to 50 units) ² \$3,944.00 per unit (51 + units) ²	\$1,382.00/PM peak hr. trip
ADMINISTRATION ³	\$105.00 per unit	\$210.00 per m.f. permit	1% of total impact fee with a \$35.00 min.

¹ Transportation & Fire Impact Fees apply to all new non-residential buildings, and additions to existing buildings. Transportation impact fees will also be calculated for a change of use on an existing non-residential building. The number of average trips per peak P.M. hours are calculated by a traffic engineer which the city has contracted with to review all commercial projects for trip generation.

² See page 2 of this handout for discounts to traffic impact fees for developments restricted to those 62 and older (and other related populations) and certain types of buildings and development.

³ The administrative fee changes from \$105.00 per s.f. or duplex unit and \$210.00 per m.f. permit to \$150.00 per s.f. or duplex unit and \$200.00 per m.f. permit when an applicant applies to defer impact fees to building permit finalization and shall be paid by the applicant to the city as part of the development application fee.

MOUNT VERNON SCHOOL DISTRICT IMPACT FEES

The Mount Vernon School District (District) determines the below-listed impact fees. Because State law prohibits the District from collecting impact fees themselves, the City collects these fees and remits the funds to the District. Questions or concerns about school impact fees should be addressed to the District, not the City. The District can be contact at: (360) 428-6110.

	SINGLE FAMILY & DUPLEX (Per Unit)	MULTI-FAMILY (Per Unit)
SCHOOL	\$3,262.00	\$291.00
ADMINISTRATION ⁴	\$35.00 per unit	\$70.00 per m.f. permit

⁴ The administrative fee changes from \$35.00 per s.f. or duplex unit and \$70.00 per m.f. permit to \$150.00 s.f. or duplex unit and \$200.00 per m.f. permit when an applicant applies to defer impact fees to building permit finalization and shall be paid by the applicant to the city as part of the development application fee.

The purpose of this handout is to assist the public in complying with detailed code and fee requirements. It is NOT a complete list of code or fee requirements and should NOT be used as a substitute for applicable laws and regulations. It is the responsibility of the owner/design professional to review all applicable codes.

TRAFFIC IMPACT FEES

LAND USE GROUP <i>(Definitions for these land use groups are provided following this table)</i>	IMPACT FEE
Residential Groups:	
Single Family Dwelling Units, Duplex, and Any Type of Multi-Family Structure with 50 Dwelling Units or Less	\$6,425.00 per each dwelling unit
Multi-Family Dwelling Units With 51 Units or More	\$3,944.00 per each dwelling unit
Multi-Family Dwelling Units constructed within the C-1(A) and (C) zones; and, Multi-Family Dwelling Units constructed in structures where at least 25% of the gross floor area is devoted to retail uses.	\$2,445.00 per each dwelling unit
Single Family Dwelling Units, Duplex, and Any Type of Multi-Family Structure with 50 Dwelling Units or Less That are restricted to those individuals that are defined as senior citizens	\$1,655.00 per each dwelling unit
Multi-Family Dwelling Units With 51 Units or More that are restricted to those individuals that are defined as senior citizens	\$699.00 per each dwelling unit
Congregate Care Facility and Nursing Homes	\$1,079.00 per bed
Assisted Living Facilities	\$1,398.00 per bed
Commercial and Industrial Groups:	
All uses that are not identified within the Residential Groups above, but excluding private or public schools.	\$1,382.00 per PM peak hour trip

- A Single-Family Dwelling Unit is a detached building containing but one kitchen, designed for and occupied exclusively by one family and the household employees of that family.
- A Dwelling Unit is defined as a building or portion thereof providing complete housekeeping facilities for one family.
- A Duplex is a building that contains two (2) one-family dwellings attached by a common wall and designed to be occupied by two families living independently of each other.
- A Multi-Family Structure means a building designed to house three or more families living independently of each other attached by common walls.
- Restricting a residential group to those individuals that are defined as senior citizens means that an applicant shall file with the Skagit County Auditor a covenant that will run with the land that restricts the age of the occupants within a dwelling unit. *The age restriction shall be no younger than 62.*
- Congregate Care Facilities and Nursing Homes are licensed facilities that provide constant nursing care of elderly or disabled individuals who do not require hospitalization, but who cannot be cared for at home.
- Assisted Living Facilities are used by individuals living separately from others, in a structure designed for the needs of elderly people. These establishments provide services such as the supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of an elderly person. This generally includes the provision of personal care, supervision of self-administered medication, limited health facilities, communal dining facilities and services such as housekeeping, organized social and recreational activities and transportation services.
- Having any of the residential groups condominized shall have no bearing on how the structure is defined. The number of dwelling units and whether or not they are attached by common walls shall be the bases in defining the residential groups.
- Commercial and Industrial Groups include all uses not specifically listed within the Residential Group, excluding public and private schools. Commercial and Industrial Groups include, but are not limited to: all commercial, retail, office, industrial, church, governmental, healthcare facilities, hotels and bed and breakfasts, recreational facilities, banks, and eating and drinking establishments.
- Impact fees shall be adjusted each January to provide for inflation. The Engineering News Record Construction Cost index for 20 cities shall be used.

SEWER CONNECTION FEES - 2026

SEWER CONNECTION FEES: the below-listed sewer connection fees are a one-time fee required when property owners wish to connect new plumbing to the City’s existing sanitary sewer system. The City collects these fees to recover an equitable portion of the value of the city’s infrastructure required to meet the demand of the new system user and to ensure we can continue to protect public health and safeguard water quality by efficiently and effectively collecting, conveying, and treating our wastewater.

Sewer connection fees are *not* impact fees. These fees are calculated to be a fair and equitable share of the cost of the City’s sanitary sewer system. Sewer connections and their associated fees are regulated through Mount Vernon Municipal Code (MVMC Chapter 13.12). Following is general fee information for new buildings; see MVMC 13.12 for fee information on reconnections and additional direct connections.

SEWER CONNECTION FEES				
	SINGLE FAMILY	DUPLEX (PER UNIT)	MULTI-FAMILY (PER UNIT)	COMMERCIAL INDUSTRIAL
SEWER CONNECTION	\$9,275.00	\$6,955.00	\$4,636.00 <i>or</i> \$265.00 per fixture unit ¹	\$439.00 per fixture unit ²
ADMINISTRATIVE PERMIT FEE PER UNIT	\$50.00	\$75.00 (for both units)	\$50.00 for 1 st unit & \$25.00 each add. unit Max of \$1,500.00	.01 per sf to 100,000 .005 per sf add. \$50.00 min-\$1,500 max See 13.12.030 for mixed use

¹ Fixture unit calculation can be used only if an applicant complies with MVMC 13.12.040(E)

² Fixture unit counts are completed by the City’s Building Official using the Uniform Plumbing Code

The Uniform Plumbing Code (UPC) assigns fixture unit counts to each plumbing fixture in a building. Below is an example of how the sewer connection fee would be calculated for a 3,000 s.f. office building.

$$\text{Fee Calculation: } \underline{\$ 439.00} \times \underline{\text{Total Fixture Units}} + \underline{\$ \text{Administrative Fee}} = \underline{\$ \text{Sewer Connection Fee}}$$

The office building contains the following list of plumbing fixtures:

Fixture Type	Fixture Count (per UPC)
Bathroom with a toilet and hand sink	6
Drinking Fountain	.5
Kitchen sink	3
Dishwasher	3
TOTAL	12.5

$$\text{Fee Calculation: } \underline{\$ 439.00} \times \underline{12.5} + \underline{\$ 50.00} = \underline{\$ 5,537.50}$$

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