

Thurston County

Growth Management Impact

School Fee Areas

- OLYMPIA
- ROCHESTER
- TUMWATER
- YELM
- NORTH THURSTON
- CENTRALIA
- GRIFFIN
- RAINIER
- TENINO

*** Summary of Impact Fees ***

The information below is a summary. Impact fees are assessed and collected according to the Thurston County Impact Fee Ordinance (Title 25) and the most current Impact Fee Schedule. Please check with Thurston County Resource Stewardship and/or Public Works staff for the most current fees.

--Impact Fees are used to fund new developments share of improvements to Parks, Transportation and Schools, that are necessary due the increase in residences, students and traffic related to new development.

--Impact fees will be assessed at the time a completed building application is submitted to the Thurston County Permit Assistance Center.

--Impact Fees will be collected at the time the Building Permit is drawn.

--Impact fees for transportation and schools are not uniform across the county, rather the fee amount is based on the projected cost of a capital projects within a school district or transportation district service area. School districts not listed in the impact fee schedule may have State Environmental Policy Act mitigation fees.

--Park's impact fees are uniform across the county.

--Development applicants may calculate the potential impact fee amounts by identifying the location of their project, and then summing the transportation, school and parks fee impact per development unit.

School Impact Fee Schedule	
Housing Type	Impact Fee per Dwelling Unit
Olympia	
Single Family	\$0
Multi Family	\$0
Rochester	
Single Family	\$6,608
Multi Family	\$4,220
Tumwater	
Single Family	\$5,081
Multi Family	\$1,048
Yelm	
Single Family	\$6,812.32
Multi Family	\$4,425.14
North Thurston	
Single Family - 3BR or More	\$1,847
Single Family - 2BR or Less	\$0
Multi Family - 3BR or More	\$566
Multi Family - 2BR or Less	\$0
Effective January 1, 2026	

Table based on School District Capital Facilities Plan. Fees are to be added to the Thurston County Impact Fee Schedule effective January 1, 2026.

ADOPTED BY BOARD OF COUNTY COMMISSIONERS

CAROLINA MEJIA
Chair

TYE MENSER
Vice-Chair

GARY EDWARDS
Commissioner

RESOLUTION: 15846
ADOPTED: December 3, 2019
EFFECTIVE: January 1, 2020

Park Impact Fee Schedule

Housing Type	Impact Fee per Dwelling Unit
Single-Family Homes	\$1,934.46
Multi-Family Dwelling Units	\$1,379.48
Mobile Home Units	\$1,743.97

Table based on Resolution No. 14820

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