



Park Impact Fee Schedule

Chapter 27.06 KMC

Effective Jan 1-June 30, 2026 (Ordinance O-4901 2025 fees + 2.7% CPI-W)

**Applies to ALL new net square foot added to structure
including ADUs and DADUs over 800 square feet**

Type of Land Use	Impact Fee	Per
Residential Non-Stacked	\$5.18	Square feet
Cottages (Residential Non-Stacked)	\$3.79	Square feet
Accessory Dwelling Unit >800 sq ft (Residential Non-Stacked)	\$0.00	Square feet
Maximum Residential Non-Stacked fee is \$9,316.94 per dwelling unit		
Residential Stacked (no upper limit)	\$5.18	Sq ft of gross floor area



Fire Impact Fee Schedule

Chapter 27.10 KMC

Effective Jan 1-June 30, 2026 (Ordinance O-4901 2025 fees + 2.7% CPI-W)

**Applies to ALL new net square foot added to structure
including ADUs and DADUs over 800 square feet**

Type of Land Use	Impact Fee	Per
Residential Non-Stacked	\$0.75	Sq ft of conditioned floor area
Cottages (Residential Non-Stacked)	\$0.30	" "
Accessory Dwelling Unit >800 sq ft (Residential Non-Stacked)	\$0.00	" "
Maximum Residential Non-Stacked fee is \$2,399.07 per dwelling unit		
Residential Stacked (no upper limit)	\$0.30	Sq ft of gross floor area
Commercial	\$1.34	" "
Office & Industrial	\$0.11	" "
Schools	\$1.17	" "
Health Care	\$6.57	" "
Government	\$3.01	" "



School Impact Fee Schedule

Chapter 27.08 KMC

Effective January 1, 2026 (Ordinance O-4910)

Type of Land Use	Impact Fee	Per Unit	Admin Fee (1)
Single-family dwelling (detached unit)	\$7,277	Dwelling Unit	\$142
Multifamily dwelling (attached, stacked, or duplex unit as defined in Chapter 5 KZC and cottage, carriage and two-/three-unit homes approved under Chapter 113 KZC.) (2)	\$170	Dwelling Unit	\$142

See all code chapters for list of exempted uses



TRANSPORTATION IMPACT FEE SCHEDULE

Chapter 27.04 KMC

Effective Jan 1- June 30, 2026 (Ordinance O-4904 2025 rates + 2.7% CPI-W)

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
Cost per New Person Trip End = \$5,453.28			
<i>Residential</i>			
Residential Non-Stacked	Sq ft	210	\$4.51
Residential Non-Stacked ADU > 800 sq ft	Sq ft	210	\$0.00
Residential Non-Stacked Cottages	Sq ft	210	\$2.61
Maximum Residential Non-Stacked Fee	Per dwelling unit	210	\$8,115.35
Residential Stacked (no upper limit)	sq ft GFA	220	\$4.51
Nursing Home	sq ft GFA	620	\$4.17
Assisted Living	sq ft GFA	254	\$3.80
<i>Commercial - Services</i>			
Drive-in Bank	sq ft GFA	912	\$13.86
Walk-in Bank	sq ft GFA	911	\$38.06
Day Care Center	sq ft GFA	565	\$21.05
Library	sq ft GFA	590	\$27.59
United States Post Office	sq ft GFA	732	\$79.32
Hotel**	room	310	\$4,961.49
Motel**	room	320	\$3,027.35
Gasoline/Service Station	FP	944	\$16,149.30
Gasoline/Service Stn. With Conv. Market	FP	945	\$25,431.22
Self Service Car Wash	Wash Stalls	947	\$17,383.40
Multi-plex Movie Theater	Movie screens	445	\$129,145.25
Health/Fitness Club	sq ft GFA	492	\$31.92
<i>Commercial - Institutional</i>			
Elementary School	student	520	\$540.96
Middle/Jr Hi School	student	522	\$507.15
High School	student	530	\$473.34
University/College	student	550	\$507.15
Church	sq ft GFA	560	\$1.65
Hospital	sq ft GFA	610	\$6.08
<i>Commercial - Restaurant</i>			
Drinking Place	sq ft GFA	925	\$35.65
Quality Restaurant	sq ft GFA	931	\$13.71
High-Turnover (Sit-Down) Restaurant	sq ft GFA	932	\$26.16
Fast Food Rest. w/o drive thru	sq ft GFA	933	\$104.21
Fast Food Rest. with drive thru	sq ft GFA	934	\$78.67
Coffee/Donut Shop w/o drive thru	sq ft GFA	936	\$101.32
Coffee/Donut Shop with drive thru	sq ft GFA	937	\$75.23

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
<i>Commercial - Industrial</i>			
General Light Industrial	sq ft GFA	110	\$4.07
Industrial Park	sq ft GFA	130	\$2.13
Manufacturing	sq ft GFA	140	\$4.63
Mini-Warehouse	sq ft GFA	151	\$0.93
<i>Commercial - Retail</i>			
Building Materials and Lumber Store	sq ft GFA	812	\$7.06
Variety Store	sq ft GFA	814	\$24.29
Free Standing Discount Store	sq ft GFA	815	\$12.20
Hardware/Paint Store	sq ft/GFA	816	\$6.92
Nursery/Garden Cntr	sq ft GFA	817	\$21.77
Shopping Center/Misc. Retail	sq ft GFA	820	\$8.32
Automobile Sales (Used)	sq ft GFA	841	\$11.77
Automobile Sales	sq ft GFA	843	\$2.06
Tire Store	sq ft GFA	848	\$8.82
Supermarket	sq ft GFA	850	\$26.63
Convenience Market	sq ft GFA	851	\$75.51
Discount Club	sq ft GFA	857	\$8.68
Home Improvement Superstore	sq ft GFA	862	\$5.50
Electronics Superstore	sq ft GFA	863	\$8.00
Pharmacy w/o Drive thru	sq ft GFA	880	\$12.55
Pharmacy with Drive Thru	sq ft GFA	881	\$16.40
Furniture Store	sq ft GFA	890	\$0.77
Quick Lubrication Vehicle Shop	Svc Bay	941	\$15,218.32
Automobile Parts and Service Center	sq ft GFA	943	\$6.46
<i>Commercial - Office</i>			
General Office Bldg	sq ft GFA	710	\$8.70
Medical-Dental Office Bldg	sq ft GFA	720	\$27.81
Office Park	sq ft GFA	750	\$9.20
Business Park	sq ft GFA	770	\$8.64

Dwelling = Dwelling Unit
 FP=Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)
 GFA=Gross Floor Area

**Hotel/Motel: Assumes 83% room occupancy (per ITE).