



CITY OF  
**UNION GAP**  
1883

**Potential New Revenue Source:** *Impact/Developer Fees*

**Narrative:**

*The city is authorized pursuant to RCW 82.02.050-090 to adopt an ordinance imposing impact/developer fees for system improvements to public facilities including parks/open spaces, fire, and street/roads. In order to promote orderly growth and development, the city can require that new growth and development pay a proportionate share of the cost of new public facilities required to serve such growth and development, and to insure a fair and predictable method for allocating the share of costs of such new public facilities. The fees collected by the city must be used within ten years. The funds are not to be used for general maintenance and operations.*

**Who is paying:** *Developers and/or home-builders*

**Estimated Cost to the Developer/builder:** *Proposal is for .65 per square ft. on non-excluded building.*

*Avg. home in Union Gap is 1,500 sq. ft. so that cost would be \$975.00.*

*Streets (60%): \$585 - Fire (25%): 243.75 - Parks (15%): \$146.25*

**2023 Estimated Annual New Revenue for the City of Union Gap:**

2023 CONSTRUCTION PROJECTIONS							
Developer Fees							
Commercial Estimated	Sq. Ft.	Proposed Dev. Fee	Projected Revenue		Streets 60%	Fire 25%	Parks 15%
Commercial Construction	50,000.00	0.65	\$32,500.00		\$19,500.00	\$8,125.00	\$4,875.00
Commercial Construction	30,000.00	0.65	\$19,500.00		\$11,700.00	\$4,875.00	\$2,925.00
Commercial Construction	12,000.00	0.65	\$7,800.00		\$4,680.00	\$1,950.00	\$1,170.00
Commercial Construction	6,500.00	0.65	\$4,225.00		\$2,535.00	\$1,056.25	\$633.75
Commercial Construction	23,000.00	0.65	\$14,950.00		\$8,970.00	\$3,737.50	\$2,242.50
Residential Estimated							
8 Triplex - 3,600 sq. ft. each	28,800.00	0.65	\$18,720.00		\$11,232.00	\$4,680.00	\$2,808.00
2 Single Family Homes @ 3,000 sq. ft. each	6,000.00	0.65	\$3,900.00		\$2,340.00	\$975.00	\$585.00
3-5 New SF homes @ 1,500 sq. ft. each	7,500.00	0.65	\$4,875.00		\$2,925.00	\$1,218.75	\$731.25
<b>TOTAL</b>	<b>163,800.00</b>		<b>\$106,470.00</b>		<b>\$63,882.00</b>	<b>\$26,617.50</b>	<b>\$15,970.50</b>

**Allowable revenue usage:** For Streets, Fire and Parks: Facility planning, land acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, and administrative expenses, facility construction and improvements, and other costs reasonably associated with such system improvements.