

School Impact Fee

2026 Update



**Voters Approve
\$139,850,00
For School Facilities**

Voters approved \$139,850,000 for school improvements. Financing costs add \$81,288,000 to total. In addition, there is currently \$30 Million from previous school facility improvements remaining. Adding these three costs together results in **\$251,138,000** associated with school facilities. These costs are related to capital improvements only, allowing a portion of the expenses to be raised by impact fees.

**Student Capacity
Increases 20.7%**

Impact Fees may be used to assign the increased capacity resulting from the improvements to future growth. The approved school investment results in an increase of 516 students over the current student enrollment. This represents 20.7% of the projected capacity.

**\$52 Million to be raised
by Impact fees**

Applying 20.7% of the project costs, **\$52 million** is eligible to be paid back by impact fees. The \$52 million is used to calculate the the impact fees.

**7,800 units projected
over 30 years**

Using the Rate of Growth ordinance, the average annual increase in units is approximately 260 units per year. Over 30 years, the resulting number of new units would be **7,800** units.

**40% of new units to be
Single Family**

The current school impact fee uses different fee levels for different types of housing to approximate impact by unit - assigning the highest per unit fee to single family units and the lowest fee to high density multifamily units. This relationship to number of students generated by type of unit was updated using Census data. The distribution of future units was also projected based roughly on current patterns. 40% of future units was projected to be single family.

Proposed New Fee Schedule

Type of Unit	Ratio	Units	Distribution of New Units	Existing Fees	Proposed Fee	Total Raised
Single Family	100%	3,120	40%	\$5,570	\$11,391	\$35,539,920
Townhouse to 4 units/ structure	50%	1,716	22%	\$2,130	\$5,696	\$9,774,336
5 to 9 units /structure	35%	1,170	15%	\$1,410	\$3,987	\$4,664,790
10+ units/structure & Mobile Homes	10%	1,794	23%	\$1,410	\$1,139	\$2,043,366
Totals		7,800	100%			\$52,022,412

Notes: Since fee is based on impacts, units created exclusively for seniors would be exempt. The above analysis does not consider State legislation that may impact allowable residential development. The Ordinance will include a review in July 2026 and every other year, thereafter, to ensure that projections are reasonable and fees collected reach \$52 Million in 30 years.

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