



Deferral of Impact Fees

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Impact fees (and system development charges) are typically due and payable upon application for a building permit. The city is now providing more flexibility on when impact fees are paid—up to an additional year.

What's involved?

In short, the developer/property owner agrees to record a lien on the property, in favor of the city, for the amount of the impact fees. This lien must be senior to all other liens on the property. A sample agreement is attached.

How long can I defer paying?

Impact fees are due and payable when any of the following occurs:

- The city issues a Certificate of Occupancy or gives a satisfactory final inspection for the dwelling on the property, or
- The property owner sells or otherwise transfers title to the property; or
- The passage of 12 months from the effective date of the agreement, at which time, the property owner shall immediately pay, and be fully liable for, the impact fees.

Isn't it illegal to withhold a Certificate of Occupancy for something that isn't related to the actual construction?

This is voluntary. An agreement must be fully executed between the developer and the city, prior to deferral, and they must record a lien on the property. It is not something the city imposes.

But I still have questions!

Please contact the Public Works Department located at 305 NW Pacific Highway, La Center, WA 98629 T/ 360.263.7665 F/ 360.263.7666