

**City of Camas**  
**Impact Fees, System Development Charges & Connection Fees 2025**

*All fees are subject to change*

<b>SCHOOL IMPACT FEES</b>			
<b>BUILDING TYPE</b>	<b>CAMAS</b>	<b>EVERGREEN</b>	
Single Family (detached)	6,650.00	6,432.62	
Duplex/Townhome (per dwelling unit)	6,650.00	6,432.62	
Multi-Family (i.e. Apartment)	6,650.00	3,753.39	
Accessory Dwelling Unit (Internal) – 25% of Single-Family Rate	1,662.50	1,608.16	
Accessory Dwelling Unit (External) – 35% of Single-Family Rate	2,327.50	2,251.42	
<b>TRAFFIC AND FIRE IMPACT FEES</b>			
<b>BUILDING TYPE</b>	<b>TIF North District</b>	<b>TIF South District</b>	<b>FIRE</b>
Single Family (detached)	10,633	4,102	.71 psf
Duplex/Townhome (per dwelling unit)	6,551	2,527	.38 psf
Apartment (per dwelling unit)	6,122	2,362	.38 psf
Accessory Dwelling Unit (internal)	2,658	1,025	-0-
Accessory Dwelling Unit (external)	3,721	1,436	.71 psf
Commercial (per number of PM trips)	10,740	4,143	.92 psf
<b>PARK/OPEN SPACE</b>			
<b>RESIDENTIAL SCALED BY SQUARE FOOTAGE (SF)</b>		<b>ACCESSORY DWELLING UNITS BY SQUARE FOOTAGE (SF)</b>	
0 to 1,000 SF	4,259	Principal DU sized 0 to 1,000 SF	2,129
1,001 to 2,000 SF	7,802	Principal DU sized 1,001 to 2,000 SF	3,901
2,000 to 2,600 SF	11,841	Principal DU size 2,001 SF and above	4,259
2,601 SF and above	13,549	<i>Non-Residential Land Uses see current Fee Schedule</i>	
<b>WATER SYSTEM DEVELOPMENT CHARGES AND FEES</b>			
<b>METER SIZE</b>	<b>DEVELOPMENT CHARGE</b>	<b>WATER METER INSTALL FEES</b>	
ADU (internal/external)	No additional charge	495	
3/4"	9,337	495	
1"	15,560	552	
1.5"	31,119	1,223	
2"	49,744	2,362	
3"	99,581	City orders / Developer pays & installs	
4"	155,596	City orders / Developer pays & installs	
6"	311,190	City orders / Developer pays & installs	
8"	497,905	City orders / Developer pays & installs	
<b>SEWER SYSTEM DEVELOPMENT CHARGES</b>			
<b>METER SIZE</b>	<b>DEVELOPMENT CHARGE</b>	<b>SEWER &amp; OTHER FEES</b>	
Residential	7,407	STEP/STEF Inspection	219
Commercial 3/4"	7,407	STEP/STEF Reinspection	99 per inspection
Commercial 1"	12,344	Encroachment (Under \$1,500 Value)	44
Commercial 1.5"	24,688	Time & Material (see note 3)	1,650
Commercial 2"	39,500	<i>All other fees see current Fee Schedule</i>	
Commercial 3"	74,063		
Commercial 4"	123,438		
ADU (internal/external)	No additional charge		

**Notes:**

1. Rates apply to Commercial I customers. Rates for Industrial and Commercial II (higher than average flow or strength) are calculated by the Public Works Director.
2. Some building sites will have water or sewer latecomer or urban growth fees in addition to the fees noted above.
3. Time & material charges for connection to the city water system if performed by City Personnel will apply, and will include tapping the main, extending the water service and setting the meter box.