

City of Camas
Impact Fees, System Development Charges & Connection Fees 2026

All fees are subject to change

SCHOOL IMPACT FEES			
BUILDING TYPE		CAMAS	EVERGREEN
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
TRAFFIC AND FIRE IMPACT FEES			
BUILDING TYPE	TIF North District	TIF South District	FIRE
Single Family (detached)	11,047	4,262	.72 psf
Duplex/Townhome (per dwelling unit)	6,807	2,626	.39 psf
Apartment (per dwelling unit)	6,361	2,454	.39 psf
Accessory Dwelling Unit (internal)	2,762	1,066	-0-
Accessory Dwelling Unit (external)	3,867	1,492	.72 psf
Commercial (per number of PM trips) (see note 4)	11,389	4,394	.93 psf
PARK/OPEN SPACE			
RESIDENTIAL SCALED BY SQUARE FOOTAGE (SF)		ACCESSORY DWELLING UNITS BY SQUARE FOOTAGE (SF)	
0 to 1,000 SF	4,310	Principal DU sized 0 to 1,000 SF	2,155
1,001 to 2,000 SF	7,896	Principal DU sized 1,001 to 2,000 SF	3,948
2,000 to 2,600 SF	11,983	Principal DU size 2,001 SF and above	4,310
2,601 SF and above	13,712	Non-Residential Land Uses see current Fee Schedule	
WATER SYSTEM DEVELOPMENT CHARGES AND FEES			
METER SIZE	DEVELOPMENT CHARGE	WATER METER INSTALL FEES	
ADU (external only)	No additional charge	510	
3/4"	9,449	510	
1"	15,747	569	
1.5"	31,492	1,259	
2"	50,341	2,433	
3"	100,776	City orders / Developer pays & installs	
4"	157,463	City orders / Developer pays & installs	
6"	314,924	City orders / Developer pays & installs	
8"	503,879	City orders / Developer pays & installs	
SEWER SYSTEM DEVELOPMENT CHARGES			
METER SIZE	DEVELOPMENT CHARGE	SEWER & OTHER FEES	
ADU (internal/external)	No additional charge	STEP/STEF Inspection	225
Residential	7,496	STEP/STEF Reinspection	102 (per inspection)
Commercial 3/4"	7,496	Encroachment (Under \$1,500 Value)	46
Commercial 1"	12,492	Time & Material (see note 3)	1,700
Commercial 1.5"	24,984	All other fees see 2026 Fee Schedule	
Commercial 2"	39,974		
Commercial 3"	74,951		
Commercial 4"	124,920		

Notes:

- 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.
- Some building sites will have water or sewer latecomer or urban growth fees in addition to the fees noted above.
- 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.
- Traffic Impact Fees (TIF) may be subject to an additional change in 2026, based on Transportation System Plan adoption timing.