

SCHOOL IMPACT FEE CHANGES

On December 11, 2008, the Orange County Board of Commissioners adopted updates to the Educational Facilities Impact Fee Ordinance. New fee levels and effective dates were adopted as shown in the following tables for each school district located within Orange County.

Chapel Hill – Carrboro City Schools District				
	Effective January 1, 2009	Effective January 1, 2010	Effective January 1, 2011	Effective January 1, 2012
Single-Family Detached	\$6,092	\$7,616	\$9,520	\$11,423
Single-Family Attached	\$3,525	\$4,406	\$5,508	\$6,610
Multifamily	\$686	\$858	\$1,072	\$1,286
Manufactured Homes	\$2,634	\$3,293	\$4,116	\$4,939

Orange County Schools District				
	Effective January 1, 2009	Effective January 1, 2010	Effective January 1, 2011	Effective January 1, 2012
Single-Family Detached	\$3,000	\$3,749	\$4,686	\$5,623
Single-Family Attached / Multifamily	\$930	\$1,162	\$1,453	\$1,743
Manufactured Homes	\$1,428	\$1,785	\$2,232	\$2,678

A description of housing types and examples of each type of housing follows this page. Please note the housing types are applicable only for the purposes of determining school impact fee amounts and do not affect determinations related to local zoning ordinances or other local ordinances.

Housing Unit Types

For the purposes of school impact fee analysis and calculations, the following housing type categories were used. A brief description of each housing category is provided.

Single Family Detached: a detached building located on a single lot containing one dwelling unit. In situations where an accessory dwelling unit (i.e., a “mother-in-law suite” or “granny flat”) is located on the same lot, the principal dwelling is categorized as a Single Family Detached dwelling.

Examples of single family detached dwellings are site-built houses and modular houses.

Single Family Attached: a group of dwelling units which share a common floor-to-ceiling wall or share the wall of an attached garage or porch with an adjacent dwelling and in which all units have a ground-floor living space. Units are individually owned or intended to be individually owned after initial sales are complete.

Examples of single family attached dwellings are duplexes, triplexes, townhouses, row houses, and condominiums in which all units have a ground-floor living space.

Multifamily: a group of dwelling units which share a common floor-to-ceiling wall with an adjacent dwelling. All units may not have a ground-floor living space. Units may be individually owned (as is the case with condominiums) or may be owned by one entity and rented/leased to tenants. Also included in this category are dwelling units located above ground-floor non-residential (i.e., retail or office) uses. In situations where an accessory dwelling unit (i.e., a mother-in-law suite, granny flat, or efficiency apartment) is located on the same lot as a principal dwelling, the accessory dwelling unit is categorized as a multifamily dwelling provided the accessory dwelling unit is categorized as such by the local zoning code (i.e., less than 750-800 square feet, depending on the specifics of the local code).

Examples of multifamily dwellings include apartments, condominiums in a multi-story building in which all units do not have a ground-floor living space, mother-in-law suites and granny flats located on a lot containing a separate principal dwelling, and dwellings located above non-residential uses.

Manufactured home: a dwelling built in a factory in accordance with the federal Manufactured Home Construction and Safety Standards, commonly referred to as the 'HUD' Code.

Examples of manufactured homes are single-wide, double-wide, and triple-wide “mobile” homes.