

IMPACT FEES

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Chapter 25 - IMPACT FEES

Sec. 25-1. - Short title, authority, and applicability.

(a) Short title.

This ordinance shall be known and may be cited as the “Development Impact Fee Ordinance of Milton, Georgia,” or the “Impact Fee Ordinance.”

(b) Authority.

This ordinance has been prepared and adopted by the City Council of Milton, Georgia, in accordance with the authority provided by Article 9, Section 2, Paragraph 3 of the Constitution of the State of Georgia, the Georgia Development Impact Fee Act (O.C.G.A. 36-71-1 *et seq.* as amended), and such other laws as may apply to the provision of public facilities and the power to charge fees for such facilities.

(c) Applicability.

- (1) The provisions of this ordinance shall not be construed to limit the power of Milton, Georgia, to use any other legal methods or powers otherwise available for accomplishing the purposes set forth herein, either in substitution of or in conjunction with this ordinance.
- (2) This ordinance shall apply to all areas under the regulatory control and authority of Milton, Georgia, and such other areas as may be included by intergovernmental agreement.

Sec. 25-2. - Findings, purpose, and intent.

(a) Findings.

The City Council of Milton, Georgia, finds and declares:

- (1) That an equitable program for planning and financing public facilities to serve new growth and development is necessary in order to promote and accommodate orderly growth and development and to protect the public health, safety, and general welfare of the citizens of Milton; and
- (2) That certain public facilities as herein defined have been and must be further expanded if new growth and development is to be accommodated at the same level of service available to existing development; and
- (3) That it is fair and equitable that new growth and development shall bear a proportionate share of the cost of such public facilities necessary to serve new growth and development.

(b) Purpose.

- (1) The purpose of this ordinance is to impose impact fees, as hereinafter set forth, for certain public facilities, as hereinafter defined.
- (2) It is also the purpose of this ordinance to ensure that adequate public facilities are available to serve new growth and development in Milton and to provide that new growth and development bears a proportionate share of the cost of new public facilities needed to serve them.

(c) Intent.

This ordinance is intended to implement and be consistent with the City of Milton 2030 Comprehensive Plan Community Agenda, as it has been adopted or may be amended in accord with the Georgia Comprehensive Planning Act (O.C.G.A. 50-8-1 *et seq.*); and the applicable *Development Impact Fee Compliance Requirements*, as adopted by the Georgia Board of Community Affairs and amended from time to time.

Sec. 25-3. - Rules of construction and definitions.

The provisions of this ordinance shall be construed so as to effectively carry out its purpose in the interest of the public health, safety, and general welfare of the citizens of Milton, Georgia.

(a) Rules of construction.

Unless otherwise stated in this ordinance, the following rules of construction shall apply to the text of this ordinance:

- (1) In the case of a conflict between words or phrases as used in this ordinance and as used in other codes, regulations or laws of the City, such difference shall not affect the meaning or implication of such words or phrases as used in this ordinance.
- (2) In the case of a conflict between the text of this ordinance and any caption, illustration, summary table or illustrative table, the text shall control.
- (3) The word “shall” is always mandatory and not discretionary; the word “may” is permissive.
- (4) Words used in the present tense shall include the future and words used in the singular number shall include the plural and the plural the singular, unless the context clearly indicates the contrary.
- (5) The word “person” includes an individual, a corporation, a partnership, an incorporated association, or any other legal or similar entity.
- (6) The conjunction “and” indicates that all the connected terms, conditions, provisions, or events shall apply.
- (7) The conjunctions “or” and “and/or” indicate that the connected items, conditions, provisions, or events may apply singly or in any combination.

- (8) The use of “either ... or” indicates that the connected items, conditions, provisions, or events shall apply singly and not in combination.
- (9) The word “includes” or “including” and the phrase “such as” shall not limit a term to the specific example or examples given but are intended to extend its meaning to all other instances or circumstances of like kind or character.
- (10) The article, section, and paragraph headings and enumerations used in this ordinance are included solely for convenience and shall not affect the interpretation of this ordinance.

(b) Definitions.

As used in this ordinance, the following terms shall have the meaning set forth below.

Administrator means the director of community development of Milton, Georgia, or the director’s designee, who is hereby charged with implementation and enforcement of this ordinance.

Annual update report means the annual update to the capital improvements element that includes an annual financial report for the last completed fiscal year and a schedule of improvements (i.e., community work program or short-term work program) for the current year plus the next four years, in accordance with the Development Impact Fee Compliance Requirements of the Georgia Department of Community Affairs. Also referred to as the “annual CIE update”.

Building permit means the document issued by the city authorizing new construction, completion of construction, an interior finish, repair, alteration of or addition to a structure, or authorizing the installation of a mobile home or recreational vehicle. For the purposes of this chapter, a building permit also means a change of use permit but shall not include permits required for remodeling, rehabilitation, or other improvements to an existing structure, provided there is no increase in the demand placed on those public facilities as defined herein.

Capital improvement means an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.

Capital improvements element means that portion of the Milton comprehensive land use plan that sets out projected needs for system improvements during the planning horizon established therein, which provides a schedule that will meet the anticipated need for system improvements, and which provides a description of anticipated funding sources for each required improvement, as most recently adopted or amended by the City Council.

City means the City of Milton, Georgia, a municipal corporation of the state of Georgia.

City council means the City Council of Milton, Georgia.

Commencement of construction, for private development, means initiation of physical construction activities as authorized by a development or building permit and leading to completion of a foundation inspection or other initial inspection and approval by a public official charged with such duties; and for public projects, means expenditure or encumbrance of any funds, whether they be development impact fee funds or not, for a public facilities project, or advertising of bids to undertake a public facilities project.

Completion of construction means the issuance of the final certificate of occupancy by a building inspector charged with such duties. The date of completion is the date on which such a certificate is issued.

Community work program means the component of the comprehensive plan that identifies the specific activities the city plans to undertake during the five years following adoption of the plan.

Comprehensive plan means the Milton plan or planning elements as adopted or amended in accord with O.C.G.A. 50-8-1 *et seq.* and the applicable *Minimum Standards and Procedures for Local Comprehensive Planning* as adopted by the Georgia Department of Community Affairs.

Day means a calendar day, unless otherwise specifically identified as a “work” day or other designation when used in the text.

Developer means any person or legal entity undertaking development.

Development means any action which creates demand on or need for public facilities, as defined herein, and includes any construction or expansion of a building, structure, or use; any change in use of land, a building, or structure; or the connection of any building or structure to a public utility.

Development approval means written authorization, such as issuance of a building permit, land disturbance permit or other approval for grading or site development, or other forms of official action required by local law or regulation prior to commencement of construction.

Development impact fee means the payment of money imposed upon and paid by new development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

Development impact fee assessment means the determination of the amount of an impact fee due for issuance of a particular building permit.

Development impact fee collection means the receipt by the city of the amount due for an impact fee assessed for a particular building permit.

Dwelling unit means one or more rooms constructed with cooking, sleeping and sanitary facilities designed for and limited to use as living quarters for one family. A dwelling unit may be a single-family detached home, an apartment or condominium in a multi-family structure, or a manufactured home.

Encumber means to legally obligate by contract or otherwise commit to use by appropriation or other official act of the City Council.

Excess capacity means that portion of the capacity of a public facility or system of public facilities which is beyond that necessary to provide adequate service to existing development at the adopted level-of-service standard.

Family means one or more persons related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship, or up to four unrelated persons, occupying a dwelling unit and living as a single housekeeping unit. The term “family” does not include persons occupying a rooming house, boarding house, lodging house, or a hotel.

Fee assessment: see “Development impact fee; assessment”.

Fee collection: see “Development impact fee; collection”.

Fee payor means that person or entity who pays a development impact fee, or his or her legal successor in interest when the right or entitlement to any refund of previously paid development impact fees that are required by this ordinance has been expressly transferred or assigned to the successor in interest. In the absence of an express transfer or assignment of the right or entitlement to any refund of previously paid development impact fees, the right or entitlement shall be deemed "not to run with the land."

Floor area means the total number of square feet of heated floor space within the exterior walls of a building. Also referred to as the “gross floor area”.

Individual assessment determination means a finding by the administrator that an individual assessment study does or does not meet the requirements for such a study as established by this ordinance or, if the requirements are met, the fee calculated therefrom.

Individual assessment study means the engineering, financial, or economic documentation prepared by a fee payor or applicant to allow individual determination of a development impact fee other than by use of the applicable fee schedule.

Level of service means a measure of the relationship between service capacity and service demand for specified public facilities as established by the City in terms of demand to capacity ratios or the comfort and convenience of use or service of such public facilities or both.

Present value means the current value of past, present, or future payments, contributions, or dedications of goods, services, materials, construction, or money, as calculated using methods of financial analysis acceptable to the Administrator for determination of “net present value.”

Project means a single improvement or set of interrelated improvements undertaken together within a finite time period at a specific location. With regard to land development, a project may be identified as those construction activities authorized collectively by a building permit or other development approval, or for an interrelated collection of buildings and common public facilities such as a residential subdivision or an office park.

Project improvements means site specific improvements or facilities that are planned, designed, or built to provide service for a specific development project and that are necessary for the use and convenience of the occupants or users of that project only, and that are not “system” improvements. The character of the improvement shall control a determination of whether an improvement is a “project” improvement or a “system” improvement, and the physical location of the improvement on-site or off-site shall not be considered determinative of whether an improvement is a “project” improvement or a “system” improvement. A project improvement may provide no more than incidental service or facility capacity to persons other than users or occupants of the particular project they serve. No improvement or facility included in a plan for public facilities and approved for public funding by the City shall be considered a project improvement.

Property owner means that person or entity that holds legal title to property.

Proportionate share means that portion of the cost of system improvements that is reasonably and fairly related to the service demands and needs of a project.

Public facilities means: (a) parks, open space, and recreation areas and related facilities; and (b) public safety facilities, including police, fire and emergency medical and communications facilities; and (c) roads, streets, and bridges, including rights of way, traffic signals, landscaping, and any other components of local, state or federal streets or highways.

Regional commission means the Atlanta Regional Commission as designated by the Georgia Department of Community Affairs.

Service area means a geographically defined area as designated in the capital improvements element of the comprehensive plan in which a defined set of public facilities provide or are proposed to provide service to existing or future development.

System improvement costs means costs incurred to provide additional public facilities capacity to serve new growth and development for planning, design and construction, land acquisition, land improvement, and design and engineering related thereto, including the cost of constructing or reconstructing system improvements or facility expansions. System improvement costs include but are not limited to the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees); and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvements element; and administrative costs, provided that such administrative costs shall not exceed three percent (3%) of the total amount of the costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the city to finance the capital improvements element. System improvement costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

System improvements means capital improvements that are public facilities designed to provide service to more than one project or to the community at large, in contrast to "project" improvements.

Unit of development means the standard incremental measure of land development activity for a specific type of land use upon which the rate of demand for public service and facilities is based, such as a dwelling unit, square foot of floor area, motel room, etc.

Unused or excess impact fee means any individual impact fee payment from which no amount of money or only a portion thereof has been encumbered or expended according to the requirements of this ordinance.

Sec. 25-4. - Imposition of development impact fees.

Any person who after the effective date of this ordinance engages in development shall pay a development impact fee in the manner and amount set forth in this ordinance.

(a) Construction not subject to impact fees.

- (1) The following projects and construction activities do not constitute “development” as defined in this ordinance, and are therefore not subject to the imposition of impact fees:
 - a. Rebuilding no more than the same number of units of development (as defined in this ordinance) that were removed by demolition, or destroyed by fire or other catastrophe, on the same lot or property.
 - b. Remodeling or repairing a structure that does not result in an increase in the number of units of development.
 - c. Replacing a residential housing unit with another housing unit on the same lot or property.
 - d. Placing or replacing a manufactured home in a manufactured home park on a prepared manufactured home pad in existence and operation prior to the effective date of this ordinance.
 - e. Placing a temporary construction or sales office on a lot during the period of construction or build-out of a development project.
 - f. Constructing an addition to or expansion of a residential dwelling unit that may increase the floor area or number of rooms but does not increase the number of housing units.
 - g. Adding uses that are typically accessory to residential uses and intended for the personal use of the residents, such as a deck or patio, detached garage or utility shed, satellite antenna, pet enclosure, or private recreational facilities such as a swimming pool or tennis court.
- (2) A person claiming to be not subject to impact fees under Subsection (a)(1) of this Section, above, shall submit to the administrator information and documentation sufficient to permit the administrator to determine whether such claim is correct.

(b) Grandfathered projects.

- (1) Notwithstanding any other provision of this ordinance, that portion of a project for which a valid building permit has been issued prior to the effective date of this ordinance shall not be subject to development impact fees so long as the permit remains valid and construction is commenced and is pursued according to the terms of the permit.
- (2) Any building for which a valid and complete application for a building permit has been received prior to the effective date of this ordinance may proceed without payment of fees otherwise imposed by this ordinance, provided that:
 - a. all fees and development exactions in effect prior to the effective date of this ordinance shall be or have been paid in full; and,
 - b. said construction shall be commenced, pursued and completed within the time established by the building permit, or within 180 days, whichever is later.

- (3) Work shall be considered as having commenced on the date of the first required inspection as determined by the city's building official.
- (4) Work for which a valid permit has been issued shall continue with this status until the permit expires, at which time the renewal of the permit or the issuance of a new permit for the same work or additional work on the same property shall incur the applicable impact fee. Such fee shall be the amount of the increase over the amount previously paid, if any.

(c) Method of calculation.

- (1) Any development impact fee imposed pursuant to this ordinance shall not exceed a project's proportionate share of the cost of system improvements, and shall be calculated on the basis of levels of service for public facilities that are the same for existing development as for new growth and development.
- (2) Notwithstanding anything to the contrary in this ordinance, the calculation of impact fees shall be net of credits for the present value of ad valorem taxes or other revenues as established in the capital improvements element, and which:
 - a. are reasonably expected to be generated by new growth and development; and
 - b. are reasonably expected on the basis of historical funding patterns to be made available to pay for system improvements of the same category for which an impact fee is imposed.
- (3) The method of calculating impact fees for public facilities under this ordinance shall be maintained for public inspection as a part of the official records of the City and may be amended from time to time by official act of the City Council.
- (4) In addition to the cost of new or expanded system improvements needed to be built to serve new development, the cost basis of a development impact fee may also include the proportionate cost of existing system improvements to the extent that such public facilities have excess service capacity and new development will be served by such facilities, as established in the capital improvements element.
- (5) Development impact fees shall be based on actual system improvement costs or reasonable estimates of such costs, as set forth in the capital improvements element.

(d) Service areas.

The city limits of the City of Milton, Georgia, constitute a single service area for all public facilities subject to impact fees under this ordinance.

Sec. 25-5. - Fee assessment and payment.

(a) Fee schedule.

- (1) Payment of a development impact fee pursuant to the fee schedule attached hereto and incorporated herein as Attachment A, shall constitute full and complete payment of the

project's proportionate share of system improvements as individually levied by the City, and shall be deemed to be in compliance with the requirements of this ordinance.

- (2) When a land development activity for which an application for a building permit has been made includes two or more buildings, structures or other land uses in any combination, including two or more uses within a building or structure other than a shopping center, the total development impact fee shall be the sum of the fees for each and every building, structure, or use, including each and every use within a building or structure. Shopping centers shall be assessed a single impact fee, in accordance with Attachment A, as a single use without regard to its individual tenants.
- (3) In the event that an applicant contends that the land use category of the proposed development is not shown on the fee schedule or fits within a different category, then:
 - a. The administrator in his or her reasonable discretion shall make a determination as to the appropriate land use category and the appropriate development impact fee.
 - b. In making such determination, the administrator may require such additional information from the applicant as necessary to form a logical fee determination relative to the land use categories shown on the adopted fee schedule.
 - c. If the land use of the proposed development is not similar to a land use category shown on the adopted fee schedule, then an appropriate fee may be determined by the administrator as an individual assessment in accordance with the individual assessment determinations section of this ordinance.
 - d. Appeals from the decision of the administrator shall be made to the City Council in accordance with the administrative appeals section of this ordinance.

(b) Timing of assessment and payment.

- (1) Development impact fees shall be assessed at the time of application for a building permit.
- (2) All development impact fees shall be collected no earlier than at the time of issuance of a building permit, and no later than as a prerequisite to issuance of an interior finishes permit or a certificate of completion or occupancy for the building or building shell.
- (3) For projects not involving issuance of a building permit, all development impact fees shall be collected at the time of approval of the development permit or such other authorization to commence construction or to commence use of a property, whichever is earliest.
- (4) If the final use of a building cannot be determined at the time of the initial building permit, the administrator shall have the authority to assess a development impact fee based on the most likely use of the building, and shall adjust the fee in accordance with the following:
 - a. Prior to the completion of the project, and as a condition to the issuance of an interior finishes permit or a certificate of occupancy, as applicable, the developer shall recertify in writing to the administrator the actual land use or uses of the

project, and shall present an architect's certificate of the actual gross square footage of floor area attributable to each use.

- b. In the event that the actual land use or uses and/or the actual gross square footage applicable to the actual land use or uses differs from that originally certified, and in the event that the impact fee applicable to the actual land use or uses and/or gross square footage exceeds the impact fee previously paid, the developer shall be required to pay the amount of the excess as a condition to the issuance of an interior finishes permit or a certificate of occupancy.
 - c. The amount of the excess shall be based upon the impact fee schedule in effect on the date the interior finishes permit or the certificate of completion or occupancy is issued.
 - d. If the actual gross square footage constructed after the issuance of the building permit is less than the amount originally certified, the developer shall be entitled to a refund of the excess portion of the fee in accordance with this ordinance.
- (5) Notwithstanding any other provision of this ordinance to the contrary, any future change in demand for public facilities in excess of the average demand anticipated at the time of issuance of the original building permit shall result in the assessment of such additional fee as would otherwise have been due. Future changes in demand may result from a change in the land use category of the occupant of the building or property, the expansion of a building or use on a property that results in an increase in the units of development (as defined herein), or the subsequent discovery of facts unknown or misrepresented at the time of issuance of the original building permit.

(c) Individual assessment determinations.

An individual assessment of development impact fees for a particular property or proposed use may be established as follows:

- (1) At their option, an applicant for development approval may petition the administrator for an individual assessment determination of development impact fees due for their project in lieu of the fee established on the fee schedule attached hereto and incorporated herein as Attachment A.
- (2) In the event that an applicant elects an individual assessment, the applicant shall submit an individual assessment study. The individual assessment study shall:
 - a. be based on relevant and credible information from an accepted standard source of engineering or planning data; or,
 - b. be based on actual, relevant, and credible studies or surveys of facility demand conducted in the City or its region, carried out by qualified engineers or planners pursuant to accepted methodology.
 - c. Provide any other written specifications as may be reasonably required by the administrator to substantiate the individual assessment determination.

- (3) The applicant shall provide any other written specifications as may be reasonably required by the administrator to substantiate the individual assessment determination.
- (4) The administrator in his or her reasonable discretion shall determine whether the content of an individual assessment study satisfies the requirements of this ordinance. A negative determination by the administrator may be appealed to the City Council in accordance with the administrative appeals section of this ordinance.
- (5) Any fee approved as an individual assessment determination shall have standing for 180 days following the date of approval. Payment of such an approved individual assessment determination shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by the City, and shall be deemed to be in compliance with the requirements of this ordinance.

(d) Fee certification.

Upon application to the administrator, a property owner or developer may receive a certification of the development impact fee schedule attached hereto and incorporated herein as Attachment A or a certified fee for a particular project, as applicable.

- (1) The administrator shall provide an applicant with a written certification of the impact fee schedule within 5 working days after the administrator's receipt of a completed application. The fee schedule certified by the administrator shall establish the impact fee schedule for the proposed development activity for a period of 180 days from the date of certification.
- (2) The administrator shall provide the applicant with a written certification of an individual fee determination within 30 days after receipt of a completed application. The individual fee determination certified by the administrator shall establish the total impact fee for the proposed development activity for the 180 day period immediately following the date of such certification.
- (3) Notwithstanding the issuance of any certification of an individual fee determination, any additions to the proposed development activity different from the development activity identified in the original application shall negate any such certification.

Sec. 25-6. - Exemptions.

(a) Exemption policy.

The City Council recognizes that some development projects may provide extraordinary benefit in support of the economic and employment advancement of the City and the City's citizens over and above the access to jobs, goods and services that such uses offer in general. To encourage such development projects, the Mayor and City Council may consider granting a reduction in the impact fee for such a development project upon the determination and relative to the extent that the development project represents extraordinary economic development and employment growth of public benefit to the City, in accordance with exemption criteria as adopted herein.

(b) Process for exemption approval.

An application for exemption shall be considered under the following procedures:

- (1) An application for exemption approval must be made to the administrator prior to or along with an application for the first building permit or other qualifying permit. Any exemptions not so applied for shall be deemed waived.
- (2) A building permit may be issued upon approval of an exemption, or may be issued without payment of applicable impact fees following receipt of a complete exemption application and pending its approval, but a certificate of occupancy shall not be issued until a decision regarding the exemption has been made, or until such time that the application for exemption is otherwise withdrawn by the applicant and payment of impact fees has been made.
- (3) Documentation must be provided to the administrator that demonstrates the applicant's eligibility for an exemption. This documentation shall address, but need not be limited to, all applicable exemption criteria adopted herein.
- (4) The administrator in his or her reasonable discretion shall determine whether an application for exemption addresses the exemption criteria adopted by the City and is complete. A negative determination by the administrator may be appealed to the City Council in accordance with the administrative appeals section of this ordinance.
- (5) The City Council shall determine the eligibility for and extent of exemption, in accordance with the exemption criteria adopted herein. The application for exemption shall be placed on the agenda at the next regularly scheduled meeting of the City Council that falls at least two weeks after a complete application for exemption has been received by the administrator.

(c) Exemption criteria.

- (1) A new construction or expansion project may be granted an exemption from applicable impact fees, in whole or in part, as deemed appropriate and in the public interest by the City Council.
- (2) The extent of the grant of exemption shall be based on the determination by the City Council of the extent to which the development project represents extraordinary economic development and employment growth of public benefit to the City.
- (3) In making its determination, the City Council shall consider relevant factors relating to the extraordinary nature of the development's benefit to the City's economic and employment advancement, including but not limited to the following:
 - a. Investment: The total amount of new private capital investment in land, buildings and equipment related to the project; and the total capital investment in current facilities if the project expands an existing business in the City.
 - b. Annual economic impact: The total annual amount of new wages, purchases and other expenditures that will be generated as a result of the project; and the total

annual economic impact of current facilities if the project expands an existing business in the City.

c. Job creation:

1. The total number of jobs created and/or retained as a result of the project.
2. The number of jobs created and/or retained paying at least 100% of the average wage for the City as established by the Georgia Department of Labor.
3. The number of jobs created and/or retained that are exempt managerial, professional or senior executive jobs.

d. Such other factors of economic and employment benefit unique to the particular development project, as deemed relevant by the City Council.

(d) Reimbursement to impact fee fund.

It is recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees. As part of the annual budgeting process, adequate funds shall be identified and transferred to the impact fee fund accounts equal to the amount of all exemptions granted by the City Council during the preceding year.

Sec. 25-7. - Deposit and expenditure of fees.

The City shall comply with all applicable accounting requirements of O.C.G.A. § 36-71-8, which include the following:

(a) Maintenance of funds.

- (1) All development impact fee funds collected for future expenditure on construction or expansion of facilities pursuant to this ordinance shall be maintained in one or more interest-bearing accounts until encumbered or expended. Restrictions on the investment of development impact fee funds shall be the same that apply to investment of all such funds generally.
- (2) Separate accounting records shall be maintained for each category of system improvements (fire protection, law enforcement, parks and recreation, and road improvements) and for administration fees collected.
- (3) Interest earned on development impact fees shall be allocated to each category of system improvements and the administration accounts in proportion to the impact fees collected, shall be considered funds of the account on which it is earned and shall be subject to all restrictions placed on the use of development impact fees under this ordinance. Interest earned each fiscal year shall be distributed among the various funds in proportion to their end-of-year balances on hand.

(b) Expenditures; restrictions.

- (1) Expenditures from the system improvements impact fee accounts shall be made only for the category of system improvements for which the development impact fee was assessed and collected.
- (2) Expenditures from the administration account may be expended directly for administrative purposes or transferred to the general fund to cover administrative costs.
- (3) Expenditures from the impact fee account for a particular public facility category shall be made only for projects that are listed for that category in the most recently adopted capital improvements element.
- (4) Such expenditures for a specific project may be based on the amount of the actual cost of the project, but:
 - a. Such expenditures may not exceed the portion of the project's cost that is eligible for impact fee funding, as shown in the capital improvements element.
 - b. Expenditures for projects not listed in the capital improvements element may be made only after they have been included in the capital improvements element by amendment adopted by the City Council and reviewed and approved by the Georgia Department of Community Affairs.
- (5) Notwithstanding anything to the contrary in this ordinance, the following shall be considered general revenue of the City, and may be expended accordingly:
 - a. impact fees collected to recover the present value of excess capacity in existing system improvements;
 - b. any portion of an impact fee collected as a repayment for expenditures made by the City for system improvements intended to be funded by such impact fee; and,
 - c. Any portion of an impact fee collected for administration of the impact fee program, and any such additional amount assessed for repayment of the cost of preparing the capital improvements element of the comprehensive plan.

(c) Annual report.

- (1) The administrator shall prepare an annual report to the City Council as part of the annual audit describing the amount of any development impact fees collected, encumbered, and used during the preceding fiscal year by category of public facility.
- (2) Such annual report shall be prepared following guidelines of the Georgia Department of Community Affairs (DCA) and submitted in conjunction with the annual update report of the City's capital improvements element to DCA in accordance with Sec. 25-11(b) of this ordinance.

Sec. 25-8. - Credits.

When eligible, feepayers shall be entitled to a credit against impact fees otherwise due and owing under the circumstances and in the manner set forth in this Section.

(a) Credits; restrictions.

- (1) Except as provided in the following Paragraph (2), no credit shall be given for construction, contribution, or dedication of any system improvement or funds for system improvements made before the effective date of this ordinance.
- (2) If the value of any construction, dedication of land, or contribution of money made by a developer (or his or her predecessor in title or interest) prior to the effective date of this ordinance for system improvements that are included for impact fee funding in the capital improvements element, is greater than the impact fee that would otherwise have been paid for the project, then the developer shall be entitled to a credit for such excess construction, dedication, or funding. Notwithstanding anything to the contrary in this ordinance, any credit due under this section shall not constitute a liability of the City, and shall accrue to the developer to the extent of impact fees assessed for new development for the same category of system improvements.
- (3) In no event shall credit be given for project improvements as defined in this ordinance, or for system improvements not included for impact fee funding in the most recently adopted capital improvements element of the comprehensive plan.

(b) Granting of credits.

- (1) Credit shall be given for the present value of any construction of improvements, contribution or dedication of land, or payment of money by a developer or his or her predecessor in title or interest for system improvements of the same public facilities category for which a development impact fee is imposed, provided that:
 - a. the system improvement is included for impact fee funding in the capital improvements element; and
 - b. the amount of the credit does not exceed the portion of the system improvement's cost that is eligible for impact fee funding, as shown in the capital improvements element.
- (2) The credit allowed pursuant to this section shall not exceed the impact fee due for any particular public facilities category for which a development impact fee is imposed, unless a greater credit is authorized under a private contractual agreement executed under the provisions of this ordinance.
 - a. In the event that a developer enters into such a private agreement with the city to construct, fund, or contribute system improvements such that the amount of the credit created is in excess of the impact fee which would otherwise have been assessed for the development project, the developer shall retain such excess credit and may apply it to other impact fee assessments for the same public facility category for which the credit was allowed.
 - b. To qualify as a "successor in interest" for entitlement to a credit, notice must have been given to the administrator of a legal transfer or assignment of the right of entitlement to the credit, including the name, mailing address and written, notarized authorization of the grantor and the name and mailing address of the grantee.

(c) Guidelines for credit valuation.

Credits under this Section shall be valued using the following guidelines:

- (1) For the construction of any system improvements by a developer (as defined in this ordinance) or his or her predecessor in title or interest and accepted by the City, the developer must present evidence satisfactory to the administrator of the original cost of the improvement, from which present value may be calculated.
- (2) For any contribution or dedication of land for system improvements by a developer or his or her predecessor in title or interest and accepted by the City, the original value of the land shall be the same as that attributed to the property by the validated tax appraisal at the time of dedication, from which present value may be calculated.
- (3) For any contribution of capital equipment that qualifies as a system improvement by a developer or his or her predecessor in title or interest and accepted by the City, the value shall be the original cost to the developer of the capital equipment or the cost that the city would normally pay for such equipment, whichever is less.
- (4) For any contribution of money for system improvements from a developer or his or her predecessor in title or interest accepted by the City, the original value of the money shall be the same as that at the time of contribution, from which present value may be calculated.
- (5) In making a present value calculation, the discount rate used shall be the interest rate being earned on the City's impact fee funds, and the average annual inflation rate shall be that for the Consumer Price Index (the CPI) for the cost of money, or the average rate reported by the Engineering News Record for construction in general (the CCI) or building construction specifically (the BCI), as appropriate.

(d) Credits; application.

- (1) Credits shall be given only upon written application of the developer to the administrator. A developer must present written evidence satisfactory to the administrator at or before the time of development impact fee assessment.
- (2) The administrator, in his or her reasonable discretion, shall review all applications for credits and make determinations regarding the allowance of any claimed credit, and the value of any allowed credit.
- (3) Any credit approved by the administrator shall be acknowledged in writing by the administrator and calculated at the time of impact fee assessment.
- (4) Appeals from the decision of the administrator shall be made to the City Council in accordance with the Administrative Appeals Section of this ordinance.

(e) Credits; abandoned building permits.

- (1) In the event that an impact fee is paid but the building permit is abandoned, credit shall be given for the present value of the impact fee against future impact fees for the same parcel of land upon submission of adequate evidence to the administrator that an impact

fee was received by the city, the amount paid, and that the building permit was abandoned.

- (2) A building permit shall be deemed abandoned if no construction has been commenced prior to the expiration of the building permit.

Sec. 25-9. - Refunds.

(a) Eligibility for a refund.

- (1) Upon the written request of a feepayor regarding a property on which a development impact fee has been paid, the development impact fee shall be refunded if:
 - a. capacity is available in the public facilities for which the fee was collected but service is permanently denied; or,
 - b. the development impact fee has not been encumbered or construction has not been commenced within six years after the date the fee was collected.
- (2) In determining whether development impact fees have been encumbered, development impact fees shall be considered encumbered on a first-in, first-out (FIFO) basis. In addition, impact fees may be encumbered by the City Council through adoption of the annual impact fee update report each year.

(b) Notice of entitlement to a refund.

When the right to a refund exists due to a failure to spend or encumber the development impact fees, the administrator shall provide written notice of entitlement to a refund to the feepayor who paid the development impact fee at the address shown on the application for development approval or to a successor in interest who has given adequate notice to the administrator of a legal transfer or assignment of the right to entitlement to a refund and who has provided a mailing address. Such notice shall also be published in a newspaper of general circulation in the City within 30 days after the expiration of the six year period after the date that the development impact fee was collected and shall contain a heading "Notice of Entitlement to Development Impact Fee Refund." No refund shall be made for a period of 30 days from the date of said publication.

(c) Filing a request for a refund.

A request for a refund shall be made in writing to the administrator within one year of the time the refund becomes payable or within one year of publication of the notice of entitlement to a refund, whichever is later. Failure to make a claim for a refund within said time period shall result in a waiver of all claims to said funds. Such funds together with the accrued interest thereon shall be transferred to the general revenue account of the city.

(d) Payment of refunds.

- (1) All refunds shall be made to the feepayor within 60 days after it is determined by the administrator that a sufficient proof of claim for refund has been made, but no sooner than 30 days after publication of the notice of entitlement to the refund.

- (2) A refund shall include a refund of a pro rata share of interest actually earned on the unused or excess impact fee collected.
- (3) In no event shall a feepayor be entitled to a refund for impact fees assessed and paid to recover the cost of excess capacity in existing system improvements, for any portion of an impact fee collected as a repayment for expenditures made by the City for system improvements intended to be funded by such impact fee, or for that portion of the fee payment that was assessed for administration of the impact fee ordinance or for recovery of the cost of preparation of the capital improvements element.

Sec. 25-10. - Private contractual agreements.

(a) Private agreements; authorized.

Nothing in this ordinance shall prohibit the voluntary mutual approval of a private contractual agreement between the City and any developer or property owner or group of developers and/or property owners in regard to the construction or installation of system improvements and providing for credits for such system improvement costs so incurred, provided that:

- (1) The system improvements are included for impact fee funding in the capital improvements element; and,
- (2) The amount of any credit granted shall not exceed the portion of the system improvement's cost that is eligible for impact fee funding.

(b) Private agreements; provisions.

A private contractual agreement for system improvements may include, but shall not be limited to, provisions that:

- (1) Modify the estimates of impact on public facilities according to the methods and provisions concerning the calculation of impact fees, provided that any such agreement shall allow the city to assess additional development impact fees after the completion of construction according to schedules set forth in this ordinance.
- (2) Permit construction of, dedication of property for, or other in-kind contribution for specific public facilities of the type for which development impact fees would be imposed in lieu of or with a credit against applicable development impact fees.
- (3) Permit a schedule and method of payment appropriate to particular and unique circumstances of a proposed project in lieu of the requirements for payment under this ordinance, provided that acceptable security is posted ensuring payment of the development impact fees. Forms of security that may be acceptable include a cash bond, irrevocable letter of credit from a bank authorized to do business within the state of Georgia, a surety bond, or lien or mortgage on lands to be covered by the building permit.

(c) Private agreements; procedure.

- (1) Any private agreement proposed by an applicant pursuant to this Section shall be submitted to the administrator for review and negotiation, prior to submission to the City Council.

- (2) Any private agreement proposed by an applicant pursuant to this Section shall be reviewed and approved by the city attorney as to form and sufficiency prior to consideration by the City Council.
- (3) Any such agreement must be presented to and approved by the City Council prior to the issuance of the first building permit or other qualifying permit, unless this requirement is revised or waived by the City Council as part of the private agreement.
- (4) Any such agreement shall be executed or approved by mortgagees, lien holders or contract purchasers in addition to the landowner, and shall require the applicant to submit such agreement to the clerk of superior court for recording on the deed records. A copy of the recorded document shall be provided to the administrator.

Sec. 25-11. - Periodic review and amendments.

(a) Ordinance amendments.

- (1) This ordinance may be amended from time to time as deemed appropriate or desirable. Any such amendment to this ordinance, including an amendment to the development impact fee schedule (Attachment A hereto), shall follow the procedures for adoption of an ordinance imposing a development impact fee as set out and required under the Georgia Development Impact Fee Act (O.C.G.A. § 36-71-1 et seq., as amended).
- (2) Interim determinations by the administrator regarding the appropriate impact fee applicable to a land use category not listed on the adopted fee schedule are expressly authorized under Section 25-5(a)(3) and shall be confirmed by the City Council at such time as this chapter is subsequently amended.

(b) Impact fee program annual review.

- (1) At least once each year, the city shall prepare an “annual update report” for submission to the regional commission and the Georgia Department of Community Affairs. The report must include a financial report for the impact fee program based on the latest adopted audit. In addition, the report must update the community work program to maintain, at a minimum, a schedule of system improvements to be undertaken for each of the subsequent five years.
- (2) The financial report is to include the beginning balances in each public facility category (such as parks & recreation, roads, etc.), the impact fees collected in each public facility category, interest earned on the funds on hand, refunds made, funds expended, and the ending balances.
- (3) The community work program is to be updated by adding a future year and deleting the past year, such that a total of five years is always shown. Impact fee-funded projects that are anticipated to be undertaken are to be listed individually, the year of implementation indicated, the cost of the project shown along with the source of funds, and the department responsible for implementation.

- (4) The annual update report may include changes in funding sources or project costs, or changes in the scheduling of projects. However, new projects not included in the list of impact fee eligible projects contained in the most recently adopted capital improvements element itself cannot be added in the annual update report.
- (5) The annual update report is to be submitted to the regional commission for their review, in accordance with the Development Impact Fee Compliance Requirements as adopted by the Georgia Department of Community Affairs.
- (c) Upon approval of the annual update report, the report shall be adopted by the City Council and a copy sent to the regional commission.
- (d) Capital improvements element amendment.
 - (1) From time to time, the City Council may determine to amend the capital improvements element. Amendments to the capital improvements element shall comply with the procedural requirements of the *Development Impact Fee Compliance Requirements* as adopted by the Board of the Georgia Department of Community Affairs, and shall be required for any change to the capital improvements element that would:
 - (2) Change the list of system improvement projects by adding, deleting, or substantially modifying the projects;
 - (3) redefine growth projections, land development assumptions, or goals or objectives that would affect system improvements proposed in the capital improvements element;
 - (4) add new public facility categories for impact fee funding;
 - (5) modify impact fee service areas;
 - (6) change service levels established for an existing impact fee service area; or
 - (7) make any other revisions needed to keep the capital improvements element up to date.
- (e) Continuation of validity.

Failure of the City Council to undertake a periodic review of the capital improvements element shall result in the continued use and application of the latest adopted development impact fee schedule; project listings, including estimated costs and impact eligibility percentages; and data upon which the level of service standards and impact fee calculations are based. The failure to periodically review such data shall not invalidate this ordinance.

Sec. 25-12. - Administrative appeals.

- (a) Eligibility to file an appeal.

Only applicants or feepayors who have already been assessed an impact fee by the city or who have already received a written determination of individual assessment, refund or credit amount shall be entitled to an appeal. Such appeals may address:

- (1) The imposition and/or the amount of an impact fee.
- (2) The entitlement to and/or the amount of credits applicable to an impact fee.

(3) The entitlement to and/or the amount of a refund of an impact fee.

(b) Appeals process.

- (1) The aggrieved applicant or feepayor (hereinafter, the “appellant”) must file a written appeal with the administrator within 15 days of the decision or written determination from which the appeal is taken.
- (2) Such written appeal shall constitute an application for relief, shall be of sufficient content to set forth the basis for the appeal and the relief sought, and shall include:
 - a. the basis for the appeal and the relief sought;
 - b. the name and address of the appellant;
 - c. the location of the affected property; and,
 - d. a copy of any applicable written decision or determination made by the administrator (from which the appeal is taken).
- (3) Within 15 days after receipt of the appeal, the administrator shall make a written decision with respect to the appeal, such decision to be of sufficient content to set forth the basis for the determination. The decision shall be mailed or electronically transferred to the appellant at the address listed in the appeal.
- (4) Appeals from the decision of the administrator shall be made to the City Council within 30 days of the administrator's decision. Delivery by hand or certified mail to, or posting upon the property, at the address given by the aggrieved applicant or feepayor in the application for relief shall constitute receipt by the aggrieved applicant or feepayor under this provision.
- (5) The City Council shall thereafter consider the appeal at a regularly scheduled meeting within 30 days provided that at least 2 weeks written notice of the meeting can be given to the appellant. The City Council shall decide the issue within a reasonable time following the meeting, but in no case later than its next regular meeting, unless the appellant agrees to an extension to a later date. Any party making an appeal shall have the right to appear at the meeting to present evidence and may be represented by counsel.

(c) Payment of impact fee during appeal.

- (1) The filing of an appeal shall not stay the collection of a development impact fee as a condition to the issuance of development approval.
- (2) A developer may pay a development impact fee under protest to obtain a development approval, and by making such payment shall not be estopped from exercising this right of appeal or receiving a refund of any amount deemed to have been collected in excess.

Sec. 25-13. - Enforcement and penalties.

(a) Enforcement authority.

- (1) The enforcement of this ordinance shall be the responsibility of the administrator and such personnel as the administrator may designate from time to time.
- (2) The administrator shall have the right to inspect the lands affected by this ordinance and shall have the right to issue a written notice, a stop work order or citation for violations, as the administrator in his or her reasonable determination may deem appropriate to the circumstances. Refusal of written notice of violation, stop work order or citation under this ordinance shall constitute legal notice of service. The citation shall be in the form of a written official notice issued in person or by certified mail to the owner of the property, or to his or her agent, or to the person performing the work giving rise to such violation. The receipt of a citation shall require that corrective action be taken within 30 days unless otherwise extended at the discretion of the administrator.
- (3) The administrator may suspend or revoke any building permit or withhold the issuance of other development approvals if the provisions of this ordinance have been violated by the developer or the owner or their assigns.
- (4) For any violation, the administrator shall have the authority to issue a citation. The citation shall be in the form of a written official notice issued in person or by certified mail to the owner of the property, or to his or her agent, or to the person performing the work.
 - a. The citation shall cite the specific provision or provisions of this ordinance being violated and shall include, as an attachment, the text of the specific provision excerpted from this ordinance.
 - b. The receipt of a citation shall require that corrective action be taken within 30 days unless otherwise extended at the discretion of the administrator. In the case of an emergency as determined by the administrator, the time in which corrective action must be taken may be appropriately shorter than 30 days. If the required corrective action is not taken within the time allowed, the administrator may use any available civil or criminal remedies to secure compliance, including revoking a permit.

(b) Violations.

- (1) Knowingly furnishing false information on any matter relating to the administration of this ordinance shall constitute a violation.
- (2) Proceeding with construction of a project that is not consistent with the project's impact fee assessment, such as the use category claimed or units of development indicated, shall constitute a violation.
- (3) Failure to take corrective action following the receipt of a citation shall constitute a violation.

- (4) A violation of this ordinance shall be a misdemeanor punishable according to law, including the general penalty provisions of the City's Code of Ordinances. In addition to or in lieu of criminal prosecution, the City Council shall have the power to sue in law or equity for relief in civil court to enforce this ordinance, including recourse to such civil and criminal remedies in law and equity as may be necessary to ensure compliance with the provisions of this ordinance, including but not limited to injunctive relief to enjoin and restrain any person from violating the provisions of this ordinance and to recover such damages as may be incurred by the implementation of specific corrective actions.

Sec. 25-14. - Repealer, severability, and effective date.

- (a) Repeal of conflicting laws.

Any and all other ordinances, resolutions or regulations, or parts thereof, in conflict with this ordinance are hereby repealed to the extent of such conflict. Where this ordinance overlaps with other ordinances or regulations adopted by the City Council, whichever imposes the more stringent restrictions shall prevail.

- (b) Severability.

If any sentence, clause, part, paragraph, section, or provision of this ordinance is declared by a court of competent jurisdiction to be invalid, the validity of the ordinance as a whole or any other part hereof shall not be affected.

- (c) Incorporation by reference of Georgia law.

It is the intent of the City Council that this development impact fee ordinance of Milton, Georgia, complies with the terms and provisions of the Georgia Development Impact Fee Act (O.C.G.A. 36-71-1 *et seq.* as amended). To the extent that any provision of this ordinance is inconsistent with the provisions of said Chapter 36-71, the latter shall control. Furthermore, to the extent that this ordinance is silent as to any provision of said Chapter 36-71 that is otherwise made mandatory by said Chapter 36-71, such provision shall control and shall be binding upon the city.

Sec. 25-15. - Effective Date.

- (a) This Ordinance shall take effect upon January 1, 2025.

Attachment A: Impact Fee Schedule

Land Use	Parks and Recreation	Fire Protection	Law Enforcement	Road Improvements	Administrative Fee	Total Impact Fee Per Unit	Unit of Measure
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Residential

Single-Family Detached Housing	\$ 6,915.0973	\$ 1,763.3127	\$ 203.1969	\$ 1,460.8403	\$ 310.2733	\$ 10,652.7205	per dwelling
Duplex or Townhouse 1-3 stories	\$ 6,915.0973	\$ 1,763.3127	\$ 203.1969	\$ 1,115.3817	\$ 299.9095	\$ 10,296.8981	per dwelling
Multi-Family Low Rise 2-3 stories	\$ 6,915.0973	\$ 1,763.3127	\$ 203.1969	\$ 1,044.1212	\$ 297.7717	\$ 10,223.4998	per dwelling
Senior Adult Single-Family Housing	\$ 6,915.0973	\$ 1,763.3127	\$ 203.1969	\$ 667.6799	\$ 286.4784	\$ 9,835.7652	per dwelling
Senior Adult Multi-Family Housing	\$ 6,915.0973	\$ 1,763.3127	\$ 203.1969	\$ 501.9218	\$ 281.5057	\$ 9,665.0344	per dwelling

Industrial

General Light Industrial		\$ 1.0382	\$ 0.1196	\$ 0.6841	\$ 0.0551	\$ 1.8970	per square foot
Manufacturing		\$ 1.2688	\$ 0.1462	\$ 0.6770	\$ 0.0626	\$ 2.1546	per square foot
Warehousing		\$ 0.2270	\$ 0.0262	\$ 0.2437	\$ 0.0148	\$ 0.5117	per square foot
Mini-Warehouse		\$ 0.2270	\$ 0.0262	\$ 0.2067	\$ 0.0136	\$ 0.4735	per square foot
High-Cube Warehouse, short term		\$ 0.4386	\$ 0.0505	\$ 0.1995	\$ 0.0205	\$ 0.7092	per square foot
High-Cube Warehouse, fulfillment center		\$ 0.4381	\$ 0.0505	\$ 0.2580	\$ 0.0223	\$ 0.7689	per square foot
High-Cube Hub Warehouse		\$ 0.4585	\$ 0.0528	\$ 0.6599	\$ 0.0349	\$ 1.2062	per square foot
Specialty Trade Contractor		\$ 1.8138	\$ 0.2090	\$ 1.3996	\$ 0.1025	\$ 3.5249	per square foot

Lodging

Hotel		\$ 373.5817	\$ 43.0500	\$ 878.8124	\$ 38.8631	\$ 1,334.3072	per room
All Suites Hotel		\$ 619.7745	\$ 71.4202	\$ 483.9517	\$ 35.2543	\$ 1,210.4008	per room
Motel		\$ 89.2379	\$ 10.2834	\$ 306.1878	\$ 12.1712	\$ 417.8803	per room

Recreational

Movie Theater		\$ 0.9499	\$ 0.1095	\$ 10.2827	\$ 0.3400	\$ 11.6820	per square foot
Racquet/Tennis Club		\$ 0.3184	\$ 0.0367	\$ 2.5224	\$ 0.0862	\$ 2.9637	per square foot
Recreational Community Center		\$ 0.7091	\$ 0.0817	\$ 3.7949	\$ 0.1374	\$ 4.7232	per square foot

Institutional

Private Elementary School		\$ 0.4598	\$ 0.0530	\$ 1.9123	\$ 0.0725	\$ 2.4975	per square foot
Private High School		\$ 0.4240	\$ 0.0489	\$ 1.8527	\$ 0.0696	\$ 2.3951	per square foot
Church/Place of Worship		\$ 0.2545	\$ 0.0293	\$ 1.0596	\$ 0.0401	\$ 1.3836	per square foot
Day Care Center		\$ 1.4934	\$ 0.1721	\$ 0.7377	\$ 0.0720	\$ 2.4752	per square foot
Cemetery		\$ 69.8928	\$ 8.0542	\$ 839.3248	\$ 27.5180	\$ 944.7897	per acre

Medical

Hospital		\$ 1.9154	\$ 0.2207	\$ 1.2847	\$ 0.1025	\$ 3.5233	per square foot
Nursing Home		\$ 1.3673	\$ 0.1576	\$ 0.7843	\$ 0.0692	\$ 2.3783	per square foot
Clinic		\$ 1.8137	\$ 0.2090	\$ 4.4851	\$ 0.1951	\$ 6.7029	per square foot
Veterinary Clinic		\$ 1.1360	\$ 0.1309	\$ 2.3315	\$ 0.1078	\$ 3.7061	per square foot

Land Use	Parks and Recreation	Fire Protection	Law Enforcement	Road Improvements	Administrative Fee	Total Impact Fee Per Unit	Unit of Measure
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Office

General Office Building		\$ 2.1826	\$ 0.2515	\$ 1.5449	\$ 0.1192	\$ 4.0982	per square foot
Small Office Building		\$ 1.2275	\$ 0.1415	\$ 2.0509	\$ 0.1025	\$ 3.5223	per square foot
Corporate Headquarters Building		\$ 2.3075	\$ 0.2659	\$ 1.1330	\$ 0.1110	\$ 3.8175	per square foot
Single-Tenant Office Building		\$ 2.2762	\$ 0.2623	\$ 1.8627	\$ 0.1318	\$ 4.5330	per square foot
Medical-Dental Office Building		\$ 2.7712	\$ 0.3193	\$ 4.2942	\$ 0.2214	\$ 7.6062	per square foot
Office Park		\$ 2.0967	\$ 0.2416	\$ 1.5777	\$ 0.1174	\$ 4.0334	per square foot
Research and Development Center		\$ 2.2044	\$ 0.2540	\$ 1.5791	\$ 0.1210	\$ 4.1586	per square foot
Business Park		\$ 2.0646	\$ 0.2379	\$ 1.7730	\$ 0.1221	\$ 4.1975	per square foot

Retail

Building Materials and Lumber Store		\$ 0.4436	\$ 0.0511	\$ 2.1394	\$ 0.0789	\$ 2.7131	per square foot
Free-Standing Discount Superstore		\$ 1.5467	\$ 0.1782	\$ 5.6349	\$ 0.2207	\$ 7.5805	per square foot
Variety Store		\$ 0.4465	\$ 0.0515	\$ 4.8323	\$ 0.1597	\$ 5.4900	per square foot
Free-Standing Discount Store		\$ 1.4665	\$ 0.1690	\$ 3.4215	\$ 0.1515	\$ 5.2085	per square foot
Hardware/Paint Store		\$ 0.1954	\$ 0.0225	\$ 0.5001	\$ 0.0214	\$ 0.7394	per square foot
Nursery (Garden Center)		\$ 2.0916	\$ 0.2410	\$ 8.5452	\$ 0.3262	\$ 11.2041	per square foot
Nursery (Wholesale)		\$ 1.1175	\$ 0.1288	\$ 4.8937	\$ 0.1841	\$ 6.3241	per square foot
Shopping Center (150,000 sf +)		\$ 1.4245	\$ 0.1642	\$ 2.4653	\$ 0.1215	\$ 4.1755	per square foot
Shopping Plaza (40-150K)		\$ 1.4245	\$ 0.1642	\$ 5.7088	\$ 0.2188	\$ 7.5162	per square foot
Strip Retail Plaza (< 40,000 sf)		\$ 1.4245	\$ 0.1642	\$ 5.5671	\$ 0.2146	\$ 7.3704	per square foot
Automobile Sales		\$ 1.4538	\$ 0.1675	\$ 3.3117	\$ 0.1479	\$ 5.0809	per square foot
Auto Parts Store		\$ 1.0847	\$ 0.1250	\$ 3.7196	\$ 0.1477	\$ 5.0771	per square foot
Tire Store		\$ 1.1064	\$ 0.1275	\$ 2.8740	\$ 0.1231	\$ 4.2310	per square foot
Supermarket		\$ 1.4345	\$ 0.1653	\$ 4.9426	\$ 0.1961	\$ 6.7386	per square foot
Discount Club		\$ 0.8838	\$ 0.1019	\$ 4.0124	\$ 0.1498	\$ 5.1479	per square foot
Sporting Goods Superstore		\$ 3.5910	\$ 0.4138	\$ 2.2103	\$ 0.1864	\$ 6.4015	per square foot
Home Improvement Superstore		\$ 3.5910	\$ 0.4138	\$ 1.5239	\$ 0.1658	\$ 5.6945	per square foot
Pharmacy/Drugstore w/drive-through		\$ 1.0508	\$ 0.1211	\$ 6.3812	\$ 0.2265	\$ 7.7796	per square foot
Furniture Store		\$ 0.3865	\$ 0.0445	\$ 0.1952	\$ 0.0186	\$ 0.6448	per square foot

Services

Drive-in Bank		\$ 2.0557	\$ 0.2369	\$ 3.4200	\$ 0.1713	\$ 5.8839	per square foot
Fast Casual Restaurant		\$ 3.3808	\$ 0.3896	\$ 5.5679	\$ 0.2800	\$ 9.6183	per square foot
Fine Dining Restaurant		\$ 3.3808	\$ 0.3896	\$ 4.9354	\$ 0.2610	\$ 8.9668	per square foot
High-Turnover (Sit-Down) Restaurant		\$ 3.3808	\$ 0.3896	\$ 6.1445	\$ 0.2973	\$ 10.2122	per square foot
Fast-Food Restaurant		\$ 7.0404	\$ 0.8113	\$ 19.5532	\$ 0.8220	\$ 28.2269	per square foot
Quick Lubrication Vehicle Shop		\$ 2.9153	\$ 0.3360	\$ 7.7597	\$ 0.3301	\$ 11.3411	per square foot
Automobile Parts & Service		\$ 0.9729	\$ 0.1121	\$ 1.4658	\$ 0.0763	\$ 2.6271	per square foot
Convenience Store w/gas		\$ 1.7351	\$ 0.1999	\$ 11.6037	\$ 0.4060	\$ 13.9447	per square foot