

# IMPACT FEE REVIEW

November 3, 2015



# Status

2

- Current Fees Adopted: 2008

## **Impact Fees**



# Impact Fees

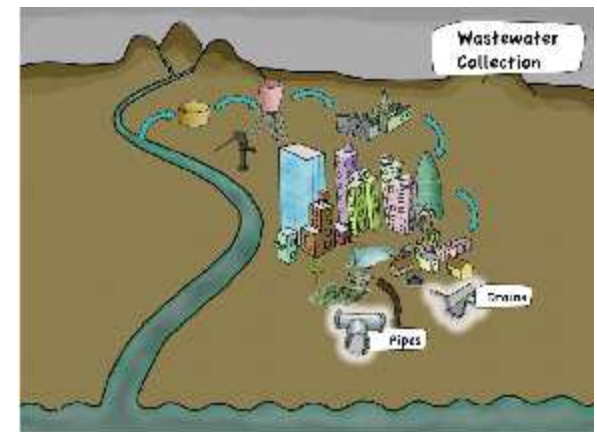
3

- Georgia Development Impact Fee
  - Adopted: 1990 General Assembly Session
  - Requires Comprehensive Plan with Capital Improvements Element
  - For Public Facility System Improvements

# Public Facilities

4

- Water supply production, treatment, and distribution facilities
- Wastewater collection, treatment, and disposal facilities
- Roads, streets, and bridges, including rights of way, traffic signals, landscaping, and any local components of state or federal highways



# Public Facilities cont'd.

5

- Stormwater collection, retention, detention
- Parks, open space and recreation areas, and related facilities
- Public safety facilities, including police, fire, emergency medical, and rescue facilities
- Libraries and related facilities



# Sandy Springs Impact Fees

6

Adopted 2008

- Parks and Recreation
- Public Safety Fee
- Transportation Fee



# Comparisons: North Fulton

Jurisdiction	Parks and Rec Fee	Public Safety Fee	Transportation Fee
SANDY SPRINGS	\$165.00 per dwelling unit	Res: \$165.00 per dwelling unit	SF Res: \$1316.45 per dwelling unit
		Comm.: \$433.00 per 1,000 sqft	Apartment: \$924.40 per dwelling unit
		Office: \$168.00 per 1,000 sqft	Condo/TH: \$806.10 per dwelling unit
			Comm.: ranges from \$2k to \$40K per 1,000 sqft depending on retail class
ROSWELL (adopted August 2015)	Res up to 1,500 sqft: \$318 to \$424 per dwelling	Res up to 1,500 sqft: \$521 to \$695 per dwelling	Res up to 1,500 sqft: \$964 to \$1,285 per dwelling
	Res 1,501 to 2,500 sqft: \$501 to \$559	Res 1,501 to 2,500 sqft: \$821 to \$916	Res 1,501 to 2,500 sqft: \$1,514 to \$1,690
	Res 2,501 to 4,000 sqft: \$607 to \$682	Res 2,501 to 4,000 sqft: \$995 to \$1,117	Res 2,501 to 4,000 sqft: \$1,835 to \$2,064
	Res 4,001 sqft or more: \$713	Res 4,001 sqft or more: \$1,169	Res 4,001 sqft or more: \$2,159
		Comm.: \$260 per 1,000 sqft	Comm.: \$2,718 per 1,000 sqft
		Office: \$320 per 1,000 sqft	Office: \$1,176 per 1,000 sqft
		Indus.: \$180 per 1,000 sqft	Indus.: \$865 per 1,000 sqft
MILTON (adopted October 2015)	SF Res: \$3,107.55 per dwelling unit	SF Res: \$638.43 per dwelling unit	SF Res: \$678.36 per dwelling unit
	MF Res: \$3,107.55 per dwelling unit	MF Res: \$638.43 per dwelling unit	MF Res: \$678.36 per dwelling unit
		Comm.: \$70 to \$750 per 1,000 sqft	Comm.: \$60 to \$9,140 per 1,000 sqft
		Office: \$700 to \$980 per 1,000 sqft	Office: \$450 to \$2,060 per 1,000 sqft
ALPHARETTA (updated September 2015)	SF Res: \$4,962.92 per dwelling unit	SF Res: \$129.13 per dwelling unit	SF Res: \$1,402.64 per dwelling unit
	MF Res: \$4,962.92 per dwelling unit	MF Res: \$129.13 per dwelling unit	MF Res: \$1,402.64 per dwelling unit
	Office: \$230-320 per 1,000 sqft	Comm.: \$20 to \$180 per 1,000 sqft	Comm.: \$40 to \$6,180 per 1,000 sqft
	Comm.: \$20-850 per 1,000 sqft	Office: \$170 to \$230 per 1,000 sqft	Office: \$310 to \$1,390 per 1,000 sqft

# Comparisons: Metro Atlanta

Jurisdiction	Parks and Rec Fee	Public Safety Fee	Transportation Fee
ATLANTA	SF Res: \$246-410 per dwelling unit Comm: ~\$713 per 1,000 sqft	SF Res: \$147 per dwelling unit Comm: ~\$256 per 1,000 sqft	SF Res: \$987 per dwelling unit MF/Comm.: depends on geography, class, etc.
	Office: ~\$254 per 1,000 sqft	Office: ~\$91 per 1,000 sqft	
ACWORTH	SF Res: \$500 per dwelling unit MF Res: \$500 per dwelling unit		
WOODSTOCK	SF Res: \$1,509.72 per dwelling unit MF Res: \$1,509.72 per dwelling unit		
PEACHTREE CITY	SF Res: \$1,554.6206 per dwelling unit MF Res: \$1,554.6206 per dwelling unit	SF Res: \$803.134 per dwelling unit MF Res: \$803.134 per dwelling unit	
		Comm: \$111.80 - \$2,789,190.10 per 1,000 sqft	
FORSYTH COUNTY	SF Res: \$1,094 per dwelling unit MF Res: \$414 per dwelling unit	SF Res: \$364 per dwelling unit MF Res: \$138 per dwelling unit	None (changes currently proposed)
		Retail/Comm: \$216 per 1,000 sqft	
		Office: \$86 per 1,000 sqft Industrial: \$52 per 1,000 sqft	
		Public/institutional: \$86 per 1,000 sqft	
CHEROKEE COUNTY	SF Res: \$283.741 per dwelling unit MF Res: \$283.741 per dwelling unit	SF Res: \$799.212 per dwelling unit MF Res: \$799.212 per dwelling unit	SF Res: \$589.695 MF Res (Apt.): \$412.285
		Comm: \$123 to \$211,763 per 1,000 sqft (depends on use)	MF Res (Condo): \$364.901
		Office: \$866 to \$1,199 per 1,000 sqft	Comm: \$255 - \$2,690,056 per 1,000 sqft Office: \$442 - \$1,732 per 1,000 sqft



# Example Project Comparison

Jurisdiction	Highest Possible Fee Total for residential unit:	Possible Fee for MIX project (e.g. Mill Creek: 340 MF units, 50K sqft comm.):
Sandy Springs	\$1,646.45	\$648,146.00**
Roswell (adopted August 2015)	\$4,041.00*	\$1,030,900.00**
Milton (adopted October 2015)	\$4,424.34*	\$1,639,275.60**
Alpharetta (updated September 2015)	\$6,494.69*	\$2,296,694.60**
Atlanta	\$1,544.00	Depends on geography, class, etc.
Acworth	\$500.00	\$170,000.00
Woodstock	\$1,509.72	\$513,304.80
Peachtree City	\$2,524.0972*	\$886,083.048**
Forsyth County	\$1,643.00	\$222,280.00
	(proposal September 2015) \$8,961.00	(proposal 2015) \$2,427,400.00
Cherokee County	\$1,422.981*	\$510,900.64**

# Moving Forward

10

- RFP for financial analysis
- Follow process at outlined in the “Act”
- Return to Council with recommendation

# Questions?