



Harris County Impact Fee Program

Briefing

FEBRUARY 24, 2022



Impact Fee Program Briefing

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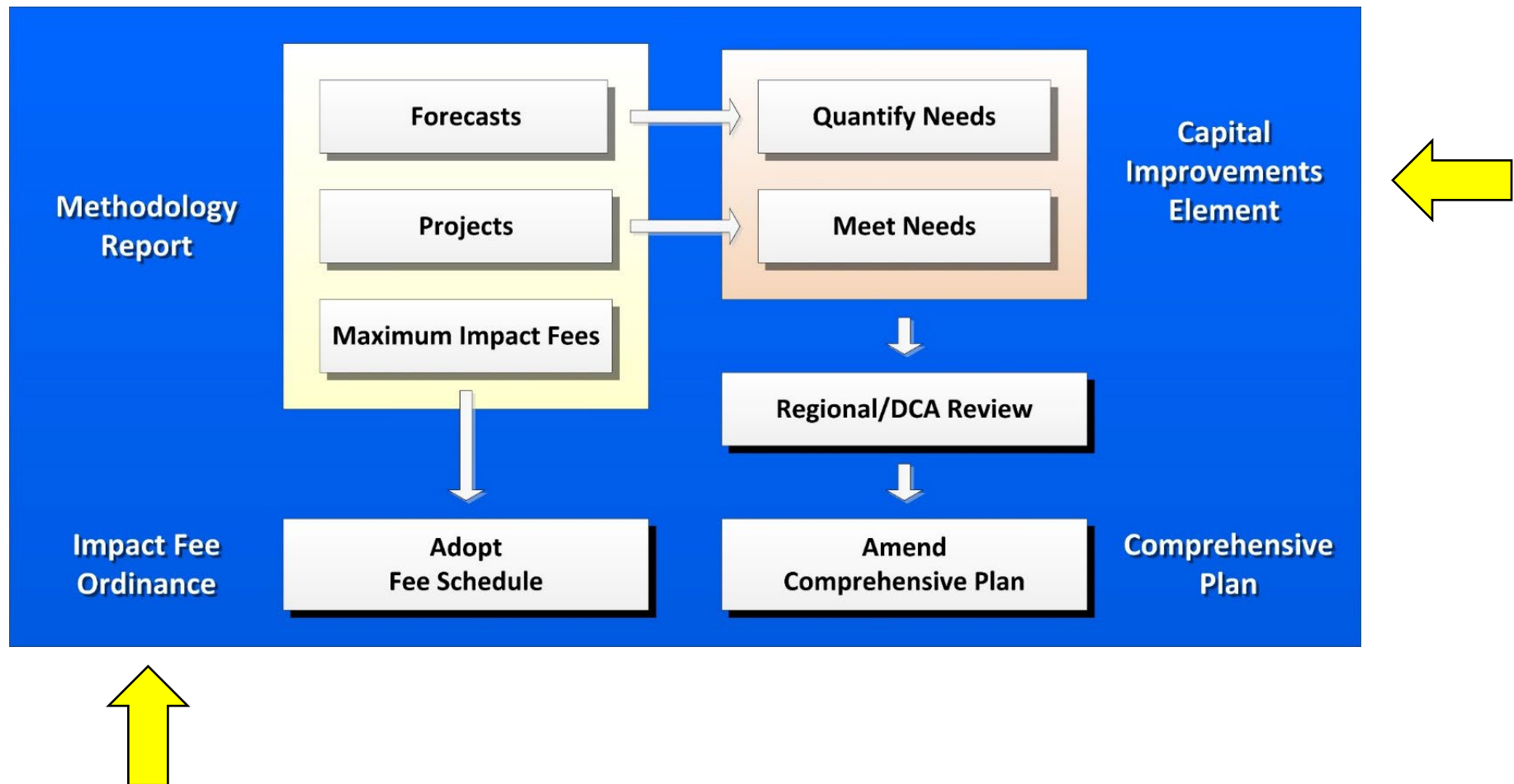
Overview

Public Facility Categories

	Eligible Facilities	Service Area	Level of Service Standard Based On...
Parks and Recreation	Park acres and recreation components	Countywide	Number of acres and recreation components per dwelling unit
Sheriff's Office and Jail	Buildings housing Sheriff functions and Jail, heavy vehicles	Countywide	Square footage and number of vehicles per day-night population
Fire Protection	Fire stations, training facilities, and fire apparatus	Countywide (excluding West Point)	Square footage and number of fire apparatus per day-night population
EMS	EMS stations, ambulances, and other heavy vehicles and equipment	Countywide (excluding West Point)	Square footage and number of vehicles and equipment per day-night population
E-911	E-911 facility space, communication towers, heavy vehicles and equipment, and emergency power systems	Countywide (Excluding West Point)	Square footage of facilities and number of towers, vehicles and equipment per day-night population

Overview

Impact Fee Study Project Workflow



Impact Fee Ordinance

Key provisions:

- Construction not subject to impact fees: *page 6*
- Grandfathered projects: *page 7*
- Timing of assessment and payment: *page 8*
- Fee certifications: *page 10*
- Refunds: *page 15*
- Private contractual agreements: *page 16*

Relief:

- Individual assessments: *page 9*
- Appeals: *page 19*

AND:

- Exemptions: *page 11*
- Credits: *page 13* (Page References are to Draft Harris County Impact Fee Ordinance)

Exemption Policy (From State of Georgia DIFA)

The Georgia Development Impact Fee Act (DIFA) provides that the County's impact fee ordinance may exempt all or part of particular development projects from development impact fees if:

- 1) Such projects are determined to create extraordinary economic development and **employment growth** or **affordable housing**;
- 2) The public policy which supports the exemption is contained in the County's comprehensive plan; and
- 3) The exempt development project's proportionate share of the system improvement is funded through a revenue source other than development impact fees.

Proposed Exemption Policy (from Draft Harris County Ordinance)

- (a) The board of commissioners recognizes that certain office, retail trade, hospitality, and other business development projects may provide extraordinary benefit in support of the **economic advancement** of the county's citizens over and above the access to jobs, goods, and services that such uses offer in general.
- (b) To encourage such development projects of public benefit to the county, the board of commissioners **may at its discretion create a process for granting a reduction** in the impact fee for certain business development projects upon the determination and relative to the extent that the project represents extraordinary economic development and employment growth, **in accordance with adopted exemption criteria**.
- (c) Such exemption criteria shall be adopted by the board of commissioners if, and **when, it deems that such exemptions are warranted** and would be of benefit to the entire county, its business community, and its residents.
- (d) 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 board of commissioners during the preceding year.

Fee Schedule – Maximum Allowed (From Harris County CIE)

Land Use Category	Maximum Impact Fee						Unit of Measure**
	Parks & Recreation	Sheriff's Office	EMS	Fire Protection	E-911	Total Impact Fee*	
Residential							
Single-Family Detached Housing	\$ 1,535.0733	\$ 1,108.9883	\$ 550.3998	\$ 2,495.0965	\$ 1,385.8936	\$ 7,075.4515	per dwelling
Apartment	\$ 1,535.0733	\$ 1,108.9883	\$ 550.3998	\$ 2,495.0965	\$ 1,385.8936	\$ 7,075.4515	per dwelling
Residential Condominium/Townhouse	\$ 1,535.0733	\$ 1,108.9883	\$ 550.3998	\$ 2,495.0965	\$ 1,385.8936	\$ 7,075.4515	per dwelling
Port and Terminal							
Intermodal Truck Terminal	\$ -	\$ 0.6564	\$ 0.3252	\$ 1.4745	\$ 0.6564	\$ 3.1125	per square foot
Industrial/Agricultural							
General Light Industrial	\$ -	\$ 1.0707	\$ 0.5306	\$ 2.4054	\$ 1.3360	\$ 5.3427	per square foot
General Heavy Industrial	\$ -	\$ 0.8486	\$ 0.4205	\$ 1.9064	\$ 1.0590	\$ 4.2345	per square foot
Manufacturing	\$ -	\$ 0.8320	\$ 0.4123	\$ 1.8691	\$ 1.0382	\$ 4.1516	per square foot
Warehousing	\$ -	\$ 0.4244	\$ 0.2103	\$ 0.9537	\$ 0.5298	\$ 2.1182	per square foot
Mini-Warehouse	\$ -	\$ 0.0357	\$ 0.0176	\$ 0.0802	\$ 0.0445	\$ 0.1780	per square foot
High-Cube Warehouse	\$ -	\$ 0.0352	\$ 0.0174	\$ 0.0790	\$ 0.0438	\$ 0.1754	per square foot
Lodging							
Hotel or Conference Motel	\$ -	\$ 264.3424	\$ 130.9885	\$ 593.8027	\$ 329.8258	\$ 1,318.9594	per room
All Suites Hotel	\$ -	\$ 231.9872	\$ 114.9555	\$ 521.1219	\$ 289.4555	\$ 1,157.5201	per room
Motel	\$ -	\$ 203.9169	\$ 101.0460	\$ 458.0666	\$ 254.4316	\$ 1,017.4611	per room
Recreational							
Golf Course	\$ -	\$ 113.9586	\$ 56.4693	\$ 255.9896	\$ 142.1885	\$ 568.6060	per acre
Bowling Alley	\$ -	\$ 0.4639	\$ 0.2299	\$ 1.0422	\$ 0.5789	\$ 2.3149	per square foot
Movie Theater	\$ -	\$ 0.6817	\$ 0.3377	\$ 1.5314	\$ 0.8507	\$ 3.4015	per square foot
Arena	\$ -	\$ 1,546.4272	\$ 766.2942	\$ 3,473.7988	\$ 1,929.5106	\$ 7,716.0308	per acre
Amusement Park	\$ -	\$ 4,219.7735	\$ 2,091.0058	\$ 9,479.0394	\$ 5,265.1024	\$ 21,054.9211	per acre
Tennis Courts	\$ -	\$ 113.1576	\$ 56.0725	\$ 254.1905	\$ 141.1892	\$ 564.6098	per acre
Racquet/Tennis Club	\$ -	\$ 0.1423	\$ 0.0705	\$ 0.3197	\$ 0.1776	\$ 0.7101	per square foot
Health/Fitness Center	\$ -	\$ 0.3269	\$ 0.1620	\$ 0.7346	\$ 0.4081	\$ 1.6316	per square foot
Recreational Community Center	\$ -	\$ 0.5757	\$ 0.2852	\$ 1.2934	\$ 0.7184	\$ 2.8727	per square foot
Institutional							
Private Elementary School	\$ -	\$ 0.4556	\$ 0.2257	\$ 1.0235	\$ 0.5685	\$ 2.2733	per square foot
Private High School	\$ -	\$ 0.3028	\$ 0.1501	\$ 0.6805	\$ 0.3779	\$ 1.5113	per square foot
Church/Place of Worship	\$ -	\$ 0.1611	\$ 0.0797	\$ 0.3617	\$ 0.2008	\$ 0.8033	per square foot
Day Care Center	\$ -	\$ 1.3072	\$ 0.6476	\$ 2.9366	\$ 1.6311	\$ 6.5225	per square foot
Cemetery	\$ -	\$ 37.7791	\$ 18.7206	\$ 84.8650	\$ 47.1380	\$ 188.5027	per acre
Medical							
Hospital	\$ -	\$ 1.3630	\$ 0.6752	\$ 3.0618	\$ 1.7007	\$ 6.8007	per square foot
Nursing Home	\$ -	\$ 1.0816	\$ 0.5358	\$ 2.4296	\$ 1.3495	\$ 5.3965	per square foot
Clinic	\$ -	\$ 1.8216	\$ 0.9026	\$ 4.0921	\$ 2.2729	\$ 9.0892	per square foot

*Includes 3% administration fee and a charge for recoupment of the cost to prepare the CIE.

** 'Square foot' means square foot of gross building floor area.

Fee Schedule – Maximum Allowed (From Harris County CIE)

Land Use Category	Maximum Impact Fee						Unit of Measure
	Parks & Recreation	Sheriff's Office	EMS	Fire Protection	E-911	Total Impact Fee	
Office							
General Office Building	\$ -	\$ 1.5414	\$ 0.7637	\$ 3.4626	\$ 1.9233	\$ 7.69	per square foot
Corporate Headquarters Building	\$ -	\$ 1.5890	\$ 0.7874	\$ 3.5695	\$ 1.9826	\$ 7.93	per square foot
Single-Tenant Office Building	\$ -	\$ 1.4608	\$ 0.7237	\$ 3.2816	\$ 1.8227	\$ 7.29	per square foot
Medical-Dental Office Building	\$ -	\$ 1.8814	\$ 0.9321	\$ 4.2262	\$ 2.3473	\$ 9.39	per square foot
Research and Development Center	\$ -	\$ 1.3582	\$ 0.6730	\$ 3.0515	\$ 1.6948	\$ 6.78	per square foot
Business Park	\$ -	\$ 1.4287	\$ 0.7079	\$ 3.2092	\$ 1.7824	\$ 7.13	per square foot
Retail							
Building Materials and Lumber Store	\$ -	\$ 0.6522	\$ 0.3231	\$ 1.4653	\$ 0.8138	\$ 3.25	per square foot
Free-Standing Discount Superstore	\$ -	\$ 0.4452	\$ 0.2206	\$ 1.0005	\$ 0.5556	\$ 2.22	per square foot
Variety Store	\$ -	\$ 0.4452	\$ 0.2206	\$ 1.0005	\$ 0.5556	\$ 2.22	per square foot
Free-Standing Discount Store	\$ -	\$ 0.9208	\$ 0.4563	\$ 2.0684	\$ 1.1488	\$ 4.59	per square foot
Hardware/Paint Store	\$ -	\$ 0.4472	\$ 0.2215	\$ 1.0046	\$ 0.5580	\$ 2.23	per square foot
Nursery (Garden Center)	\$ -	\$ 1.4473	\$ 0.7170	\$ 3.2512	\$ 1.8059	\$ 7.22	per square foot
Nursery (Wholesale)	\$ -	\$ 0.7733	\$ 0.3832	\$ 1.7370	\$ 0.9647	\$ 3.86	per square foot
Shopping Center	\$ -	\$ 0.7748	\$ 0.3839	\$ 1.7404	\$ 0.9666	\$ 3.87	per square foot
Factory Outlet Center	\$ -	\$ 0.7748	\$ 0.3839	\$ 1.7404	\$ 0.9666	\$ 3.87	per square foot
Specialty Retail Center	\$ -	\$ 0.9196	\$ 0.4556	\$ 2.0658	\$ 1.1474	\$ 4.59	per square foot
Automobile Sales	\$ -	\$ 0.7088	\$ 0.3512	\$ 1.5924	\$ 0.8843	\$ 3.54	per square foot
Auto Parts Store	\$ -	\$ 0.4452	\$ 0.2206	\$ 1.0005	\$ 1.1474	\$ 2.81	per square foot
Tire Store	\$ -	\$ 0.5938	\$ 0.2942	\$ 1.3339	\$ 0.8843	\$ 3.11	per square foot
Tire Superstore	\$ -	\$ 0.5938	\$ 0.2942	\$ 1.3339	\$ 0.5556	\$ 2.78	per square foot
Supermarket	\$ -	\$ 0.5401	\$ 0.2675	\$ 1.2133	\$ 0.7409	\$ 2.76	per square foot
Convenience Market (Open 24 Hours)	\$ -	\$ 0.8350	\$ 0.4137	\$ 1.8760	\$ 0.7409	\$ 3.87	per square foot
Convenience Market with Gas Pumps	\$ -	\$ 0.8350	\$ 0.4137	\$ 1.8760	\$ 0.6738	\$ 3.80	per square foot
Discount Supermarket	\$ -	\$ 1.0443	\$ 0.5175	\$ 2.3462	\$ 1.0420	\$ 4.95	per square foot
Wholesale Market	\$ -	\$ 0.3803	\$ 0.1884	\$ 0.8543	\$ 1.0420	\$ 2.47	per square foot
Discount Club	\$ -	\$ 0.6020	\$ 0.2982	\$ 1.3525	\$ 1.3032	\$ 3.56	per square foot
Home Improvement Superstore	\$ -	\$ 0.4452	\$ 0.2206	\$ 1.0005	\$ 0.4745	\$ 2.14	per square foot
Electronics Superstore	\$ -	\$ 0.4452	\$ 0.2206	\$ 1.0005	\$ 0.7511	\$ 2.42	per square foot
Apparel Store	\$ -	\$ 0.7748	\$ 0.3839	\$ 1.7404	\$ 0.5556	\$ 3.45	per square foot
Department Store	\$ -	\$ 0.9185	\$ 0.4551	\$ 2.0636	\$ 0.5556	\$ 3.99	per square foot
Pharmacy/Drugstore	\$ -	\$ 0.7748	\$ 0.3839	\$ 1.7404	\$ 0.9666	\$ 3.87	per square foot
Furniture Store	\$ -	\$ 0.1925	\$ 0.0953	\$ 0.4326	\$ 1.1462	\$ 1.87	per square foot
Services							
Drive-in Bank	\$ -	\$ 2.2215	\$ 1.1009	\$ 4.9905	\$ 2.7718	\$ 11.08	per square foot
Quality Restaurant	\$ -	\$ 3.4611	\$ 1.7151	\$ 7.7751	\$ 4.3185	\$ 17.27	per square foot
High-Turnover (Sit-Down) Restaurant	\$ -	\$ 3.4611	\$ 1.7151	\$ 7.7751	\$ 4.3185	\$ 17.27	per square foot
Fast-Food Restaurant	\$ -	\$ 5.0571	\$ 2.5059	\$ 11.3604	\$ 6.3100	\$ 25.23	per square foot
Quick Lubrication Vehicle Shop	\$ -	\$ 974.3465	\$ 482.8136	\$ 2,188.7122	\$ 1,215.7132	\$ 4,861.59	per service bay
Gasoline/Service Station	\$ -	\$ 74.2358	\$ 36.7857	\$ 166.7589	\$ 92.6257	\$ 370.41	per pump
Gasoline Station w/Convenience Mkt	\$ -	\$ 100.2184	\$ 49.6607	\$ 225.1246	\$ 125.0448	\$ 500.05	per pump
Self-Service Car Wash	\$ -	\$ 92.7948	\$ 45.9822	\$ 208.4486	\$ 115.7821	\$ 463.01	per stall

*Includes 3% administration fee and a charge for recoupment of the cost to prepare the CIE.

** 'Square foot' means square foot of gross building floor area.

Maximum Fee Schedule – Examples

Land Use Category	Total Impact Fee*	Unit of Measure**
Single-Family Detached Housing	\$ 7,075.4515	per dwelling
Apartment	\$ 7,075.4515	per dwelling
General Light Industrial	\$ 5.3427	per square foot
Warehousing	\$ 2.1182	per square foot
Motel	\$ 1,017.4611	per room
Golf Course	\$ 568.6060	per acre
Health/Fitness Center	\$ 1.6316	per square foot
Day Care Center	\$ 6.5225	per square foot
General Office Building	\$ 7.69	per square foot
Medical-Dental Office Building	\$ 9.39	per square foot
Shopping Center	\$ 3.87	per square foot
Supermarket	\$ 2.76	per square foot
Pharmacy/Drugstore	\$ 3.87	per square foot
Fast-Food Restaurant	\$ 25.23	per square foot
Convenience Market with Gas Pumps	\$ 3.80	per square foot

*Includes 3% administration fee and a charge for 'square foot' means square foot of gross building floor area.

** 'Square foot' means square foot of gross building floor area.

- Based on a survey of recent new home listings, the average sales price of a new **single-family home** in Harris County was \$457,865. The maximum impact fee would represent about **1.6%** of the total sales price, ultimately paid by the new homeowner.
- **Commercial costs** vary considerably. For a supermarket running \$220 per square foot in total construction costs, the maximum impact fee would be about **1.3%** of the total, while a fast food restaurant would pay around **11.5%**. For shopping centers and drugstores, the impact fee represents about **1.8%** of total costs, and for daycare centers and office buildings the percentage runs between **3%** and **4%**.
- **Warehousing** uses would be lower than commercial, running about **1%** of an average \$220 per square foot total construction investment. **Light industrial** would be about **2.43%**.

Maximum Fee Schedule – Examples

Land Use Category	Units in Example	Total Impact Fee
Single-Family Detached Housing	1 house	\$ 7,075
Apartment	200 units	\$ 1,415,090
General Light Industrial	3,000 sq. ft.	\$ 16,028
Warehousing	100,000 sq. ft.	\$ 211,820
Motel	120 rooms	\$ 122,095
Golf Course	50 acres	\$ 28,430
Health/Fitness Center	4,000 sq. ft.	\$ 6,526
Day Care Center	3,000 sq. ft.	\$ 19,568
General Office Building	40,000 sq. ft.	\$ 307,640
Medical-Dental Office Building	15,000 sq. ft.	\$ 140,805
Shopping Center	600,000 sq. ft.	\$ 2,319,420
Supermarket	60,000 sq. ft.	\$ 165,708
Pharmacy/Drugstore	30,000 sq. ft.	\$ 115,971
Fast-Food Restaurant	2,500 sq. ft.	\$ 63,084
Convenience Market with Gas Pumps	2,000 sq. ft.	\$ 7,597

Fee Comparisons

Single-Family House

		Parks, Rec & Greenspace	Public Safety**	Library	Roads	Adminis- tration	Total	
	Single-Family House							<u>Public Safety Categories</u>
2021	Cherokee County	\$ 1,270.91	\$ 502.54	\$ 98.84	\$ 136.34	included	\$ 2,008.63	Fire, Sheriff
2003	Hall County	\$ 815.47	\$ 127.98	\$ 261.27	\$ -	\$ 37.21	\$ 1,241.93	Fire, Sheriff, Jail
2020	Walton County	\$ 1,504.73	\$ 1,749.01	\$ 381.82	\$ -	included	\$ 3,635.57	Sheriff, Fire, EMS, E-911
2018	Dawson County	\$ 1,748.43	\$ 185.88	\$ 550.46	\$ 82.44	included	\$ 2,567.21	Fire
2016	Forsyth County	\$ 1,178.00	\$ 510.00	\$ 148.00	\$ 1,968.00	included	\$ 3,804.00	Fire, Sheriff, E-911
2017	Spalding County	\$ 2,142.60	\$ 1,467.78	\$ 78.46	\$ -	included	\$ 3,688.84	Fire, Sheriff, Jail, EMA, E-911
2019	Rockdale County	\$ 2,224.98	\$ 752.07	\$ 591.63	\$ -	included	\$ 3,568.00	Fire
2021	Henry County*	\$ 4,497.55	\$ 2,128.90	\$ 369.37	\$ 3,446.26	included	\$ 10,442.08	Fire, Animal Control, EMS, Sheriff, E-911
2009	Lee County	\$ 391.49	\$ -	\$ 337.13	\$ -	\$ 41.73	\$ 770.35	n/a
2007	Camden County	\$ 187.54	\$ 516.44	\$ 68.49	\$ 249.49	\$ 30.66	\$ 1,052.62	Fire, Sheriff, EMS, EMA
2001	Fayette County	\$ -	\$ 583.08	\$ -	\$ -	\$ 17.49	\$ 600.57	Fire
2021	Byran County	\$ -	\$ -	\$ -	\$ 3,147.00	\$ 94.00	\$ 3,241.00	n/a
	Harris County Max	\$ 1,535.07	\$ 5,540.38	\$ -	\$ -	included	\$ 7,075.45	Fire, Sheriff, Jail, E-911, EMS

* Pending or under review.

** Includes fire protection, emergency services, E911, animal control, police and Sheriff, as applicable.

Fee Comparisons

Other Scenarios

	Parks, Rec & Greenspace	Public Safety**	Library	Roads	Adminis- tration	Total
200-Unit Apartment						
Cherokee County	\$ 324,030.10	\$ 128,127.98	\$ 25,200.86	\$ 24,281.80	included	\$ 501,640.74
Hall County	\$ 163,094.00	\$ 25,596.00	\$ 52,254.00	\$ -	\$ 7,442.00	\$ 240,944.00
Walton County	\$ 300,946.60	\$ 349,802.48	\$ 76,364.33	\$ -	included	\$ 727,113.42
Dawson County	\$ 349,686.00	\$ 37,175.50	\$ 110,092.00	\$ 11,517.74	included	\$ 508,471.24
Forsyth County	\$ 149,600.00	\$ 64,800.00	\$ 18,800.00	\$ 249,400.00	included	\$ 482,600.00
Spalding County	\$ 428,520.00	\$ 293,556.00	\$ 15,692.00	\$ 43,316.88	included	\$ 781,084.88
Rockdale County	\$ 444,996.00	\$ 150,414.00	\$ 118,326.00	\$ -	included	\$ 713,736.00
Henry County*	\$ 899,509.89	\$ 425,779.35	\$ 73,874.80	\$ 689,251.08	included	\$ 2,088,415.13
Lee County	\$ 78,298.00	\$ -	\$ 67,426.00	\$ -	\$ 8,346.00	\$ 154,070.00
Camden County	\$ 37,508.00	\$ 103,288.00	\$ 13,698.00	\$ 34,934.00	\$ 5,682.84	\$ 195,110.84
Fayette County	\$ -	\$ 116,616.00	\$ -	\$ -	\$ 3,498.00	\$ 120,114.00
Byran County	\$ -	\$ -	\$ -	\$ 362,800.00	\$ 1,080.00	\$ 363,880.00
Harris County Max	\$ 307,014.66	\$ 1,108,075.64	\$ -	\$ -	included	\$ 1,415,090.30

60,000 sf Supermarket						
Cherokee County	\$ -	\$ 16,122.00	\$ -	\$ 48,150.00	included	\$ 64,272.00
Hall County	\$ -	\$ 3,822.00	\$ -	\$ -	\$ 118.20	\$ 3,822.00
Walton County	\$ -	\$ 42,804.00	\$ -	\$ -	included	\$ 42,804.00
Dawson County	\$ -	\$ 5,460.00	\$ -	\$ 22,800.00	included	\$ 28,260.00
Forsyth County	\$ -	\$ 31,920.00	\$ -	\$ -	included	\$ 31,920.00
Spalding County	\$ -	\$ 28,696.60	\$ -	\$ -	included	\$ 28,696.60
Rockdale County	\$ -	\$ 12,642.00	\$ -	\$ -	included	\$ 12,642.00
Henry County*	\$ -	\$ 76,638.00	\$ -	\$ 128,892.00	included	\$ 205,530.00
Lee County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Camden County	\$ -	\$ 27,600.00	\$ -	\$ 111,000.00	\$ 4,158.00	\$ 142,758.00
Fayette County	\$ -	\$ 3,180.45	\$ -	\$ -	\$ 95.41	\$ 3,275.86
Byran County	\$ -	\$ -	\$ -	\$ 194,820.00	\$ 5,820.00	\$ 200,640.00
Harris County Max	\$ -	\$ 164,748.00	\$ -	\$ -	included	\$ 164,748.00

40,000 sf Office						
Cherokee County	\$ -	\$ 30,684.00	\$ -	\$ 7,408.00	included	\$ 38,092.00
Hall County	\$ -	\$ 6,654.80	\$ -	\$ -	\$ 308.40	\$ 6,654.80
Walton County	\$ -	\$ 81,420.00	\$ -	\$ -	included	\$ 81,420.00
Dawson County	\$ -	\$ 10,392.00	\$ -	\$ 3,508.00	included	\$ 13,900.00
Forsyth County	\$ -	\$ 9,080.00	\$ -	\$ -	included	\$ 9,080.00
Spalding County	\$ -	\$ 12,997.00	\$ -	\$ -	included	\$ 12,997.00
Rockdale County	\$ -	\$ 15,368.00	\$ -	\$ -	included	\$ 15,368.00
Henry County*	\$ -	\$ 101,640.00	\$ -	\$ 170,944.00	included	\$ 272,584.00
Lee County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Camden County	\$ -	\$ 48,400.00	\$ -	\$ 10,800.00	\$ 1,776.00	\$ 60,976.00
Fayette County	\$ -	\$ 1,272.18	\$ -	\$ -	\$ 38.17	\$ 1,310.35
Byran County	\$ -	\$ -	\$ -	\$ 569,560.00	\$ 1,708.00	\$ 571,268.00
Harris County Max	\$ -	\$ 305,800.00	\$ -	\$ -	included	\$ 305,800.00

* Pending or under review.

** Includes fire protection, emergency services, E911, animal control, police and Sheriff, as applicable.

Fee Schedule Reductions

Adoption of Reduced Impact Fees

The County may adopt the maximum fee for any given public facility category or could adopt a lower fee if all fees in one or more public facility categories are reduced proportionally (that is, by the same percentage).

Exemptions (criteria needed)

Exemptions from the established impact fee amounts on the adopted Impact Fee Schedule can be applied by the Board of Commissioners in whole or in part to specified uses based on standards reflecting the Exemption Policy.

Individual Fee Assessment

A landowner or developer may request an individual assessment when the average figures used in the Methodology Report do not apply to the specific project being proposed.

Individual Appeals

The County's Impact Fee Ordinance provides for the appeal by anyone assessed an impact fee, first to the Impact Fee Administrator and then, if not resolved, to the Board of Commissioners.

Fee Adoption Process

While the Capital Improvements Element (CIE) is under review –

- Determine the impact fee amounts to be adopted
- Convene Advisory Committee for final meeting
- Finalize Impact Fee Ordinance (requires County Attorney review)

After DCA approval of the CIE –

- Adopt the CIE / Amend the Comprehensive Plan
- Adopt the Impact Fee Ordinance (which will include the final Fee Schedule)
- Determine the Effective Date and Begin Collecting the New Fees