

IMPACT FEE PROGRAM FACT SHEET

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BACKGROUND ON THE DEVELOPMENT IMPACT FEE PROGRAM

Atlanta's Development Impact Fee program was established in 1993. Since 1993, impact fee levels have not been adjusted for escalating cost nor have administrative changes been legislated to meet changes over the time period. In early 2019, the Development Impact Fee Advisory Committee (DIFAC) was re-established to support an effort to update the impact fee program for the first time in more than 25 years.

PROPOSED CHANGES TO THE PROGRAM

The draft 2020 Development Impact Fee Study is currently undergoing review by the Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC). This update and the associated ordinance would make the following key changes to the program:

- Update fee levels from 1993 to 2020 costs, increasing fees by ~200% (for example, impact fees for a new home would go from ~\$1544 to ~\$4914)
- Update land use types to reflect development today by creating new land use types not relevant in 1993
- Implement the service areas for transportation (3 service areas aligned with Parks: North, South, West)
- Create uniform fees city-wide (today, fees differ between service areas)
- Implement administrative tracking changes to allow the city to fund more affordable housing exemptions
- Refine affordable housing exemption language to align with current inclusionary zoning requirements (15% of units at 60% AMI or 10% of units at 80% AMI)
- Update economic development exemptions to align with Invest Atlanta's 2020 Economic Development and Economic Mobility Strategy
- Increase staffing levels for the program to improve administration
- Develop annual reporting outputs that are more public friendly for improved outreach and transparency

TIMELINE AND MILESTONES TO DATE:

The Development Impact Fee update began in June 2019 with an orientation of the new DIFAC. Below are key milestones to date:

- Re-established DIFAC (June–October 2019)
- Developed scope for Impact Fee Program updates (October–December 2019)
- Engaged consultant to conduct an updated fee study based on 2017 study (December 2019–January 2020)
- Updated 2017 fee study with consultant, City Staff and DIFAC advising (February 2020–May 2020)
- Held City Council Work Session (May 15, 2020)
- Public feedback period (May 2020–June 2020)
- Resolution by City Council to send fee study and draft ordinance to Department of Community Affairs and Atlanta Regional Commission for 60-day review period (July 2020)
- Revised draft study based on DCA's comments and re-submitted back to DCA for 40–45-day review (October 2020)

UPCOMING MILESTONES TO ADOPTING A NEW FEE ORDINANCE:

The Development Impact Fee update began in June 2019 with an orientation of the new DIFAC. Below are key milestones to date:

- DIFAC Special Call Meeting (November 18, 2020)
- Receive approval/responses from DCA (Mid-December 2020)
- DIFAC meeting to review final recommendations (Mid-December 2020)
- Legislate Development Impact Fee Program Updates (January–February 2021)

STAY INFORMED ON IMPACT FEES

For updates and current information about the 2020 Impact Fee update, visit bit.ly/coaimpactfees

For comments or questions regarding the 2020 Impact Fee update, email COAImpactFees@atlantaga.gov

