

DEVELOPMENT IMPACT FEE PROJECTS

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BACKGROUND OF THE DEVELOPMENT IMPACT FEE PROGRAM

Atlanta’s Development Impact Fee program was established in 1993. In March of 2021, the Atlanta City Council adopted an updated fee study and associated ordinance for the first time since the program’s inception. This update adjusts fee levels for escalating costs, expands eligible improvements for Parks and Transportation impact fee funding, and implements administrative changes to meet the City’s current needs, to name a few.

WHAT ARE IMPACT FEES?

Impact fees are a one-time fee by a local government on a new or proposed development project to pay for all or a portion of the costs of providing public services to the new development.

WHAT TYPES OF PROJECTS ARE ELIGIBLE?

Generally, development impact fees can only be spent on projects that:

- Are **Capital Improvements** that are public facilities, and are designed to provide a service to the community at large.
- Have a useful life of 10 years or more
- Create additional **capacity***

*For a complete understanding of “capacity”, it is necessary to review the underlying fee study which is incorporated into the City’s ordinance, found at: <https://www.atlantaga.gov/government/departments/city-planning/2020-impact-fee-update>

If a project meets the general criteria, then it must next be identified on the **Capital Improvements Element (CIE)** before funds can be expended on that project. However, please note even if a project is deemed eligible to be placed on the CIE, it does not guarantee the project will be funded. An adequate amount of impact fees must be collected to cover the cost of eligible projects. In addition, projects are prioritized based on community need, facility planning strategies and other factors.

Examples of impact fee projects*, by type:

Transportation	Parks	Fire	Police
Road Widening	Land Acquisition	New Fire Station	New Police Precinct
Complete Streets	Recreational Facilities	Land Acquisition	New Police training complex

*Projects are reviewed on a case-by-case basis.

WHAT IS THE CAPITAL IMPROVEMENTS ELEMENT (CIE)?

The CIE is comprised of the **Impact Fee Annual Financial Report** and a **Schedule of Improvements**. The Annual Financial Report provides a summary of impact fees collected, encumbered and expended by category of public facility and service area for the last audited fiscal year. The Schedule of Improvements identifies capital projects to be financed in whole or in part by impact fees during the upcoming five years. The CIE approval process requires transmittal from the Atlanta City Council to the [Georgia Department of Community Affairs \(DCA\)](#) and the [Atlanta Regional Commission \(ARC\)](#), review by DCA/ARC, and final adoption by the Atlanta City Council by October 31st annually.

To assist with support and coordination, city residents who would like to submit project requests are required to partner with their respective councilmember.

HOW TO SUBMIT PROJECT REQUESTS

Please visit www.atlantaga.gov/cieupdate to access the CIE project submission tool. You will also find detailed work instructions on how to navigate the tool. The submission tool is usually available to receive project requests between early February through mid-March. Project selections are typically complete by the end of April.

WHAT’S NEXT AFTER PROJECTS ARE SUBMITTED?

After the project submission phase is concluded, submitted projects are reviewed by the City’s Law Department to determine eligibility. If deemed eligible, projects are then placed on the CIE.

QUESTIONS?

Please contact COAImpactfees@atlantaga.gov

