

TASKS - IMPACT FEE STUDY COMMITTEE
(Basic questions to consider and specific tasks to accomplish)

Questions:

1. To what extent (if at all) does new residential and nonresidential growth create a need for additional capital improvements which would not otherwise be needed in the absence of that growth?
2. To what extent are any such additional capital improvements funded by property taxes, fees, sales taxes or other revenue sources directly resulting from the new growth as compared to being funded by revenues derived from citizens who previously resided in Oconee County?
3. What fees are currently paid by development projects such as rezone fees, preliminary plat/site plan fees, building permit fees, plan review fees, water and sewer fees, etc. for both commercial and residential projects? What services do these fees pay for?
4. Would impact fees provide for a more equitable distribution of cost burden for new capital facilities between existing and future citizens?
5. What is the range of impact fees which have been adopted by other cities or counties in Georgia? What would the resulting cost increase be on the average new home price if the high, middle and low end of said impact fee ranges were adopted in Oconee County, (\$ and %)? Same question for commercial office and retail space.
6. Are there any cases in Georgia where it has been shown that impact fees have resulted in suppression of economic development, decrease in growth rate or redirection of economic development outside of the subject jurisdiction?

Tasks:

1. Invite representatives from State government agencies and from other jurisdictions with impact fees (or visit them) to learn about their experiences, (good and bad) and gain insight into the subject.
2. Look at 3 similar counties, including one who adopted fees, one who decided not to adopt fees, and one who decided to adopt but has delayed doing so. Find out why each made its decision.
3. Prepare a three part summary for the BOC to consider: Part 1 being answers to the specific questions listed above, Part 2 listing the specific negative impacts experienced by actual local governments in Georgia which have adopted impact fees, and Part 3 listing the specific positive impacts experienced by actual local governments in Georgia which have adopted impact fees.