

Topic: Impact Fees
Resource Type: Regulations
State: Georgia
Jurisdiction Type: Municipal
Municipality: City of Fayetteville
Year (adopted, written, etc.): 2001
Community Type - applicable to: Urban; Suburban
Title: City of Fayetteville Imposition of
Development Impact Fees Ordinance
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Abstract

Fayetteville has an impact fee statute which requires a developer to pay for engaging in development. This payment of this fee is designed to rebuild infrastructure or otherwise protect the environment in proportion to the developments impact on the community in relation to the impact the activity has on the environment. The ordinance has multiple exceptions for development which does not increase the housing units on a parcel.

Resource

Sec. 36-4. Imposition of development impact fees.

- (a) Any person who after the effective date of this chapter engages in development shall pay a development impact fee in the manner and amount set forth in this chapter.
- (b) The following projects and construction activities do not constitute "development" as defined in this chapter, and are therefore not subject to the imposition of impact fees:
- (1) Rebuilding no more than the same number of units of development as defined in this chapter that were destroyed by fire or other catastrophe on the same lot or property.
 - (2) Remodeling or repairing a structure that does not result in an increase in the number of units of development.
 - (3) Replacing a residential housing unit with another housing unit on the same lot or property.
 - (4) Placing a temporary construction or sales office on a lot during the period of construction or build-out of a development project.

(5) Constructing an addition to or expansion of a residential housing unit that does not increase the number of housing units.

(6) Adding uses that are typically accessory to residential uses and intended for the personal use of the residents, such as a deck or patio, satellite antenna, pet enclosure, or private recreational facilities such as a swimming pool.

(c) Notwithstanding any other provision of this chapter, that portion of a project for which a valid building permit has been issued prior to the effective date of this chapter shall not be subject to development impact fees so long as the permit remains valid and construction is commenced and is pursued according to the terms of the permit.

(Ord. No. 0-30-01, art. 4, 9-6-01)