

WHAT SERVICES ARE INCLUDED?

**IMPACT FEES WILL PAY FOR
ADDITIONAL FACILITIES TO
MAINTAIN EXISTING LEVELS OF:**

SHERIFF'S OFFICE SERVICES



DETENTION CENTER FACILITIES



FIREFIGHTING SERVICES



PARKS AND RECREATION AREAS



LIBRARIES



WHAT ARE IMPACT FEES?

Impact fees are charges assessed against newly developing property in an attempt to recover some of the cost incurred by a local government in providing public facilities required to serve the new development. Although the developer pays the impact fee, he/she will generally pass the cost of the fee on to the purchaser, who thus pays a fair-share portion of costs for necessary new infrastructure.

HOW ARE IMPACT FEES DETERMINED?

The local government estimates the projected business or residential development to determine the project's proportionate share of system improvements required to sustain the existing level of service, based on the current fee schedule as it pertains to the most likely use of the building/project.

WHEN ARE IMPACT FEES PAID?

In most cases, impact fees are collected when building permits are issued.

IMPACT FEES

COMBINED WITH FUTURE
SPLOST REVENUES,
IMPACT FEES ARE THE
MOST FAIR METHOD
TO FINANCE THE
EXPENSE OF CAPITAL
IMPROVEMENTS
REQUIRED BY GROWTH.

A Fact Sheet on Impact Fees

PAYING THEIR FAIR SHARE

Through impact fees, new residents and businesses contribute a portion of the costs for new facilities required by growth. Local governments levying impact fees do not collect the full cost of new infrastructure. In fact, the Growth Management Act requires that part of the cost of financing infrastructure for new developments should come from other funds, such as SPLOST.



Fee Schedule -- City of Gainesville

Land Use	Impact Fee per Unit	Unit of Measure	Land Use	Impact Fee per unit	Unit of Measure
<i>Port and Terminal</i>			<i>Medical</i>		
Truck Terminal	\$294.73	acre	Hospital	\$81.64	1000 sq ft
<i>Industrial</i>			Nursing Home	\$16.29	bed
General Light Industrial	\$58.06	1000 sq ft	Clinic	\$25.15	employee
General Heavy Industrial	\$46.01	1000 sq ft	<i>Office</i>		
Manufacturing	\$45.76	1000 sq ft	General Office Building	\$83.42	1000 sq ft
Warehousing	\$32.07	1000 sq ft	Corporate Headquarters Building	\$85.55	1000 sq ft
Mini-Warehouse	\$1.12	1000 sq ft	Single-Tenant Office Building	\$80.40	1000 sq ft
High-Cube Warehouse	\$4.57	1000 sq ft	Medical-Dental Office Building	\$102.00	1000 sq ft
<i>Residential</i>			<i>Retail</i>		
Single-Family Detached Housing	\$333.90	dwelling	Research & Development Center	\$73.65	1000 sq ft
Apartment	\$333.90	dwelling	Building Materials and Lumber Store	\$36.98	1000 sq ft
Residential Condominium/Townhouse	\$333.90	dwelling	Free-Standing Discount Superstore	\$24.15	1000 sq ft
<i>Lodging</i>			Specialty Retail Center	\$45.75	1000 sq ft
Hotel	\$15.65	room	Free-Standing Discount Store	\$49.39	1000 sq ft
All-Suites Hotel	\$17.86	room	Hardware/Paint Store	\$24.25	1000 sq ft
Business Hotel	\$2.52	room	Nursery (Garden Center)	\$41.01	1000 sq ft
Motel	\$17.89	room	Nursery (Wholesale)	\$41.92	1000 sq ft
<i>Recreational</i>			Shopping Center	\$42.01	1000 sq ft
Campground/Recreational Vehicle Park	\$1.69	camp site	Factory Outlet Center	\$42.01	1000 sq ft
Golf Course	\$6.18	acre	Quality Restaurant	\$187.65	1000 sq ft
Multi-purpose Recreational Facility	\$12.58	acre	High Turnover (Sit-Down) Restaurant	\$187.65	1000 sq ft
Movie Theater	\$37.67	1000 sq ft	Fast Food Restaurant	\$274.18	1000 sq ft
Arena	\$83.84	acre	Quick Lubrication Vehicle Shop	\$52.82	service bay
Amusement Park	\$228.78	acre	Auto-Care Center	\$35.97	1000 sq ft
Tennis Courts	\$6.13	acre	New Car Sales	\$44.62	1000 sq ft
Racquet Club	\$9.17	1000 sq ft	Auto Parts Store	\$24.15	1000 sq ft
Bowling Alley	\$25.15	1000 sq ft	Self-Service Carwash	\$5.03	stall
Recreational Community Center	\$21.12	1000 sq ft	Tire Store	\$32.20	1000 sq ft
<i>Institutional</i>			Wholesale Tire Store	\$32.20	1000 sq ft
Private School (K-12)	\$203.46	1000 sq ft	Supermarket	\$31.94	1000 sq ft
Church/Synagogue	\$12.95	1000 sq ft	Convenience Market (Open 24 Hours)	\$45.28	1000 sq ft
Day-care Center	\$63.92	1000 sq ft	Convenience Market (Open 15 - 16 Hours)	\$44.02	1000 sq ft
Cemetery	\$2.05	acre	Convenience Market with Gasoline Pumps	\$45.28	1000 sq ft
Lodge/Fraternal Organization	\$25.15	employee	Wholesale Market	\$20.62	1000 sq ft
			Discount Club	\$32.64	1000 sq ft
			Home Improvement Superstore	\$24.15	1000 sq ft
			Electronics Superstore	\$24.15	1000 sq ft
			Apparel Store	\$42.01	1000 sq ft
			Pharmacy/Drugstore	\$42.01	1000 sq ft
			Furniture Store	\$10.44	1000 sq ft
			<i>Services</i>		
			Drive-In Bank	\$91.65	1000 sq ft