HALL COUNTY

Development Impact Fee Ordinance Amendment

Public Hearing

Jordan Wallace, Transportation Program Manager

Carson Bise, TischlerBise

October 22, 2026

TischlerBise
FISCAL | ECONOMIC | PLANNING

Impact Fee History

On April 10, 2003, the Hall County Board of Commissioners instituted impact fees. The imposition of impact fees were intended to assist in the financing and planning of new growth and development.

Current Public Facilities in Fee Collection:

- **Parks**
- **Library**
- **Fire**
- **Public Safety**
- **Sheriff Patrol**

***Impact Fees are paid at the time of the building permit application.**

****** Consumer Price Index (CPI) added to Amended Ordinance to account for inflation**

Recommendation to perform updated Impact Fees every 5 years

TischlerBise
FISCAL | ECONOMIC | PLANNING

Current Revenue & Expenditures

- Total Revenue (As of Sept. 30, 2026) **$28,684,463**
- Total Expenditures (As of Sept. 30, 2026) **$19,718,318**
- **Remaining Balance** **$8,966,145**

TischlerBise
FISCAL | ECONOMIC | PLANNING

Timeline of Events

2025 – Early 2026

May 2025

- Review of Current Impact Fees and Addition of "Streets" Category

October 2025

- Impact Fee Update Kick-Off w/ TischlerBise

May 2026

- BOC Presentation of Data & Preliminary Fees

TischlerBise
FISCAL | ECONOMIC | PLANNING

Timeline of Events

July & August 2026

- July 13th — Impact Fee Advisory Committee 1st Meeting
- August 3rd — Impact Fee Advisory Committee 2nd Meeting
- August 10th — Advisory Committee Feedback to BOC

TischlerBise
FISCAL | ECONOMIC | PLANNING

Timeline of Events

Sept. - Nov. 2026

Sept. 10th ★
- Capital Improvement Element (CIE) & Community Work Plan (CWP) Amendments

Oct. 22nd ★
***Impact Fee Ordinance Public Hearing #1**

Nov. 12th ★
- ***Impact Fee Ordinance Public Hearing #2 & Adoption**
- Capital Improvement Element (CIE) & Community Work Plan (CWP) Amendments Adoption

36-71-6 § "Prior to the adoption of an ordinance imposing a development impact fee pursuant to this chapter, the governing body of a municipality or county **shall cause two duly noticed public hearings** to be held in regard to the proposed ordinance. The second hearing shall be held at least two weeks after the first hearing"

TischlerBise
FISCAL | ECONOMIC | PLANNING

** Requires two (2) Public Hearings*

★ *Indicates BOC Work Sessions and/or Public Hearings*

Timeline of Events

January 1, 2027

Amended Impact Fees Implemented

***Impact Fees are paid at the time of the building permit application.**

**** Consumer Price Index (CPI) added to Amended Ordinance to account for inflation**

Recommendation to perform updated Impact Fees every 5 years

TischlerBise
FISCAL | ECONOMIC | PLANNING

Impact Fee Basics

- **One-time payment for growth-related infrastructure**
- **Can't fund operations, maintenance, or replacement**
- **Not a tax, but a contractual arrangement to build infrastructure with three requirements:**
  - Need for infrastructure (system-level improvements, not project-level improvements)
  - Benefit to fee payer (service areas, accounting and expenditure controls)
  - Proportionate to demand
- **Georgia Development Fee Act**
  - Must have an adopted comprehensive plan containing a capital improvements element
  - Capital improvements must have a useful life of 10 years of more
  - County must spend impact fees within 6 years

TischlerBise
FISCAL | ECONOMIC | PLANNING

Fee Methodologies

- **Cost Recovery Approach (Past)**
  - Future development is "buying in" to the cost the community has already incurred to provide growth-related capacity
  - Common in communities approaching buildout

- **Incremental Expansion Approach (Present)**
  - Formula-based approach based on existing levels of service
  - Fee based on current cost to replicate existing levels of service (i.e., replacement cost)

- **Plan-Based Approach (Future)**
  - Usually reflects an adopted CIP or master plan
  - Growth-related costs are more refined

TischlerBise
FISCAL | ECONOMIC | PLANNING

Evaluate Need for Credits

- **Site Specific**
  - Developer constructs a capital facility included in fee calculations
- **Debt Service**
  - Avoid double payment due to existing or future bonds
- **Dedicated Revenues**
  - Property tax, local option sales tax, gas tax, construction sales tax, etc.

TischlerBise
FISCAL | ECONOMIC | PLANNING

Impact Fee Exemptions

§ 36-71-4 (L) of the Georgia Development Impact Fee Act

Development impact fee exemption requirements:

- Project creates extraordinary economic development **and** employment growth or affordable housing
- Comprehensive Plan must include public policy which supports the exemption
- Must fund the exemption through a revenue source other than development impact fees (make development impact fee fund whole)

TischlerBise
FISCAL | ECONOMIC | PLANNING

Current Nonresidential Land Uses

68 nonresidential land uses, including categories such as:

- Amusement Park
- Furniture Store
- Research and Development Center
- Quick Lubrication Vehicle Shop

Proposed fee schedule has seven (7) consolidated nonresidential land uses.

1. **Industrial**
2. **Warehousing**
3. **Commercial**
4. **Office & Other Services**
5. **Institutional**
6. **Lodging**
7. **Nursing Home**

TischlerBise
FISCAL | ECONOMIC | PLANNING

Development Projections

Unincorporated Hall County

Unincorporated Hall County, Georgia	2026 Base Year	2031 5	2036 10	10-Year Increase
Population	**151,885**	**165,178**	**178,472**	**26,586**
Housing Units				
Single Family	55,322	59,241	63,160	7,838
Multifamily	2,000	3,540	5,080	3,080
Total	**57,322**	**62,781**	**68,240**	**10,918**
Employment				
Industrial	10,996	12,481	14,123	3,127
Commercial	5,788	5,825	5,864	76
Office / Other Services	4,400	4,578	4,763	363
Institutional	12,442	13,579	14,864	2,422
Total	**33,625**	**36,463**	**39,614**	**5,989**
Nonres. Floor Area (x1,000)				
Industrial	15,680	17,339	19,174	3,493
Commercial	1,152	1,170	1,188	37
Office / Other Services	2,189	2,267	2,348	159
Institutional	2,901	3,281	3,710	809
Total	**21,922**	**24,057**	**26,420**	**4,498**

TischlerBise
FISCAL | ECONOMIC | PLANNING

Fee Methodology & Cost Components

Infrastructure Category	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Fire	Hall County Fire Service Area	N/A	Fire Facilities, Fire Apparatus, Fire Equipment	N/A	Population, Vehicle Trips
Parks and Recreation	Countywide	N/A	Park Land, Park Amenities	N/A	Population
Library	Countywide	N/A	Library Facilities,	N/A	Population
Sheriff	Countywide	N/A	Sheriff Facilities	N/A	Population, Vehicle Trips
Streets	Countywide	N/A	Street Improvements	N/A	VMT

Current Impact Fees

Residential Fees per Development Unit									
Development Type	Development Unit	Admin	CIE	Fire	Library	Park	Sheriff	Public Safety	Current Fees
Residential	Housing Unit	$36.14	$1.07	$51.28	$261.27	$815.47	$14.08	$62.62	$1,241.93

Nonresidential Fees per Development Unit									
Development Type	Development Unit	Admin	CIE	Fire	Library	Park	Sheriff	Public Safety	Current Fees
Industrial	1,000 Sq Ft	$3.47	$0.10	$46.66	$0.00	$0.00	$12.81	$56.32	$119.36
Warehousing	1,000 Sq Ft	$1.92	$0.06	$25.78	$0.00	$0.00	$7.08	$31.11	$65.95
Commercial	1,000 Sq Ft	$2.51	$0.07	$33.76	$0.00	$0.00	$9.27	$40.75	$86.36
Office / Other Services	1,000 Sq Ft	$4.99	$0.15	$67.05	$0.00	$0.00	$18.40	$80.92	$171.51
Institutional	1,000 Sq Ft	$4.88	$0.14	$65.62	$0.00	$0.00	$18.01	$79.20	$167.85
Nursing Home	Bed	$0.97	$0.03	$13.09	$0.00	$0.00	$3.59	$15.80	$33.48
Lodging	Room	$1.07	$0.03	$14.38	$0.00	$0.00	$3.95	$17.35	$36.78

Maximum Allowable Fees

Single and Multi-Family Developments							
Residential Fees per Development Unit							
Unit Size	Development Unit	Fire	Library	Park	Sheriff	Street	Proposed Fees
1,000 or less	Housing Unit	$685	$217	$495	$419	$1,964	$3,780
1,001-2,000	Housing Unit	$1,183	$375	$855	$724	$3,439	$6,576
2,001-3,000	Housing Unit	$1,743	$553	$1,261	$1,066	$5,302	$9,925
3,001-4,000	Housing Unit	$2,117	$672	$1,531	$1,295	$6,528	$12,143
4,001 or more	Housing Unit	$2,428	$770	$1,756	$1,485	$7,438	$13,877

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Library	Park	Sheriff	Street	Proposed Fees
Industrial	1,000 Sq Ft	$735	$0	$0	$322	$1,053	$2,110
Warehousing	1,000 Sq Ft	$282	$0	$0	$123	$402	$807
Commercial	1,000 Sq Ft	$4,906	$0	$0	$2,145	$4,620	$11,671
Office / Other Services	1,000 Sq Ft	$1,601	$0	$0	$700	$2,290	$4,591
Institutional	1,000 Sq Ft	$1,442	$0	$0	$631	$2,066	$4,139
Nursing Home	Bed	$625	$0	$0	$273	$895	$1,793
Lodging	Room	$686	$0	$0	$300	$977	$1,963

TischlerBise
FISCAL | ECONOMIC | PLANNING

Single Family Impact Fee Comparison

Jurisdiction	Fire	Library	Park	Sheriff	Street	Other	Total Impact Fee
Hall County (Proposed) [1]	***$1,743***	***$553***	***$1,261***	***$1,066***	***$5,302***	***$0***	***$9,925***
Forsyth County[2]	$0	$162	$1,291	$559	$7,278	$0	$9,290
Dawson County	$1,023	$100	$4,163	$324	$21	$169	$5,800
Jackson County	$0	$0	$590	$0	$2,136	$323	$3,050
Gainesville	$685	$261	$1,400	$375	$0	$82	$2,803
Hall County (Current)	$51	$261	$815	$14	$0	$100	$1,242

1. 2,001 square feet to 3,000 square feet is used as comparison

1. Public Safety Fee is shown under Sheriff

*Dawson County has approved TSPLOST

Nonresidential Impact Fee Comparison

Nonresidential Fee Comparison					
Jurisdiction	Development Type	Fire	Sheriff	Street	Total Impact Fee
Hall County (Proposed)	Industrial*	$ 735	$ 322	$ 1,053	$ 2,110
	Warehousing	$ 282	$ 123	$ 402	$ 807
	Commercial	$ 4,906	$ 2,145	$ 4,620	$ 11,671
	Office/Other Services	$ 1,601	$ 700	$ 2,290	$ 4,591
	Institutional	$ 1,442	$ 631	$ 2,066	$ 4,139
	Nursing Home (Bed)	$ 625	$ 273	$ 895	$ 1,793
	Lodging (Room)	$ 686	$ 300	$ 977	$ 1,963
Forsyth County**	Industrial	$ -	$ 106	$ 362	$ 468
	Warehousing	$ -	$ 106	$ 152	$ 258
	Commercial	$ -	$ 566	$ 1,503	$ 2,069
	Office/Other Services	$ -	$ 242	$ 972	$ 1,214
	Institutional	$ -	$ 242	$ 596	$ 838
	Nursing Home (1,000 SF)	$ -	$242	$1,707	$1,949
	Lodging	N/A	N/A	N/A	N/A
Dawson County***	Industrial	$ 740	$ 230	$ 10	$ 980
	Warehousing	$ 160	$ 50	$ 3	$ 213
	Commercial	$ 1,450	$ 460	$ 40	$ 1,950
	Office/Other Services	$ 1,540	$ 490	$ 20	$ 2,050
	Institutional	$ 320	$ 100	$ 20	$ 440
	Nursing Home	$ 960	$ 300	$ 10	$ 1,270
	Lodging (Room)	$ 264.86	$ 84.02	$ 12.83	$ 361.71
Jackson County****	Industrial	$ 56.78	$ 31.19	$ 1,974.55	$ 2,062.52
	Warehousing	N/A	N/A	N/A	N/A
	Commercial	$ 188.62	$ 113.99	$ 8,084.04	$ 8,386.65
	Office/Other Services	N/A	N/A	N/A	N/A
	Institutional	$ 87.04	$ 48.66	$ 3,161.20	$ 3,296.90
	Nursing Home	N/A	N/A	N/A	N/A
	Lodging	N/A	N/A	N/A	N/A
Gainesville	Industrial	245.45	134.37	$ -	$ 379.82
	Warehousing	342.49	187.5	$ -	$ 529.99
	Commercial	981.81	537.5	$ -	$ 1,519.31
	Office/Other Services	736.36	403.12	$ -	$ 1,139.48
	Institutional	245.45	134.37	$ -	$ 379.82
	Nursing Home	1158.77	634.37	$ -	$ 1,793.14
	Lodging	196.36	107.5	$ -	$ 303.86
Hall County (Current)	Industrial	$ 46.66	$ 69.13	$ -	$ 115.79
	Warehousing	$ 25.78	$ 38.19	$ -	$ 63.97
	Commercial	$ 33.76	$ 50.02	$ -	$ 83.78
	Office/Other Services	$ 67.05	$ 99.32	$ -	$ 166.37
	Institutional	$ 65.62	$ 97.21	$ -	$ 162.83
	Nursing Home	$ 13.09	$ 18.67	$ -	$ 31.76
	Lodging	$ 14.38	$ 21.30	$ -	$ 35.68

TischlerBise
FISCAL | ECONOMIC | PLANNING

Example Max. Allowable Fee Calculations - Residential

Single "Affordable Housing" (Detached):

1 unit @ 1,400 SF: 1 x $6,576 Impact Fee = **$6,576 total fee**

Single Family Home (Detached):

1 unit @ 2,010 SF: 1 x $9,925 Impact Fee = **$9,925 total fee**

Subdivision Development:

5 units @ 2,400 SF: 5 x $9,925 Impact Fee = $49,625

15 units @ 3,200 SF: 15 x $12,143 Impact Fee = $182,145

Total Fee per Subdivision = $231,770

Apartment Development:

60 units @ 750 SF: 60 x $3,780 Impact Fee = $226,800

30 units @ 1,100 SF: 30 x $6,576 Impact Fee = $197,280

10 units @ 2,100 SF: 10 x $9,925 Impact Fee = $99,250

Total Fee per Apartment = $523,330

TischlerBise
FISCAL | ECONOMIC | PLANNING

Year 1 – Estimated Projected Revenue (Max. Allowable Fees)

Fire — Grand Total = $2,109,340

Library — Grand Total = $549,052

Parks — Grand Total = $1,251,964

Sheriff — Grand Total = $1,245,098

Streets — Grand Total = $5,750,915

Year 1 Estimated Combined Total

= $10,906,369

TischlerBise
FISCAL | ECONOMIC | PLANNING

Fee Schedule Reductions

A reduction in fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in Hall County's level of service.

- ✓ **Fee reduction must be proportionate across all land uses**
  - x Can't adopt single-family fees at 75% and commercial fees at 100%
- ✓ **Fee categories can be adopted at different amounts**
  - Fire fee adopted at 50%
  - Sheriff fee adopted at 75%
  - Street fee adopted at 100%

Residential Fees per Development Unit							
Unit Size	Development Unit	Fire	Library	Park	Sheriff	Street	Proposed Fees
1,000 or less	Housing Unit	$685	$217	$495	$419	$1,964	$3,780
1,001-2,000	Housing Unit	$1,183	$375	$855	$724	$3,439	$6,576
2,001-3,000	Housing Unit	$1,743	$553	$1,261	$1,066	$5,302	$9,925
3,001-4,000	Housing Unit	$2,117	$672	$1,531	$1,295	$6,528	$12,143
4,001 or more	Housing Unit	$2,428	$770	$1,756	$1,485	$7,438	$13,877

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Library	Park	Sheriff	Street	Proposed Fees
Industrial	1,000 Sq Ft	$735	$0	$0	$322	$1,053	$2,110
Warehousing	1,000 Sq Ft	$282	$0	$0	$123	$402	$807
Commercial	1,000 Sq Ft	$4,906	$0	$0	$2,145	$4,620	$11,671
Office / Other Services	1,000 Sq Ft	$1,601	$0	$0	$700	$2,290	$4,591
Institutional	1,000 Sq Ft	$1,442	$0	$0	$631	$2,066	$4,139
Nursing Home	Bed	$625	$0	$0	$273	$895	$1,793
Lodging	Room	$686	$0	$0	$300	$977	$1,963

Example: 50% reduction of fees would apply to both residential & nonresidential land use types

TischlerBise
FISCAL | ECONOMIC | PLANNING

Impact Fee Schedule Alternatives

Maximum Allowable Fees (As Identified by Study)

Residential Fees per Development Unit							
Unit Size	Development Unit	Fire	Library	Park	Sheriff	Street	Proposed Fees
1,000 or less	Housing Unit	$685	$217	$495	$419	$1,964	$3,780
1,001-2,000	Housing Unit	$1,183	$375	$855	$724	$3,439	$6,576
2,001-3,000	Housing Unit	$1,743	$553	$1,261	$1,066	$5,302	$9,925
3,001-4,000	Housing Unit	$2,117	$672	$1,531	$1,295	$6,528	$12,143
4,001 or more	Housing Unit	$2,428	$770	$1,756	$1,485	$7,438	$13,877

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Library	Park	Sheriff	Street	Proposed Fees
Industrial	1,000 Sq Ft	$735	$0	$0	$322	$1,053	$2,110
Warehousing	1,000 Sq Ft	$282	$0	$0	$123	$402	$807
Commercial	1,000 Sq Ft	$4,906	$0	$0	$2,145	$4,620	$11,671
Office / Other Services	1,000 Sq Ft	$1,601	$0	$0	$700	$2,290	$4,591
Institutional	1,000 Sq Ft	$1,442	$0	$0	$631	$2,066	$4,139
Nursing Home	Bed	$625	$0	$0	$273	$895	$1,793
Lodging	Room	$686	$0	$0	$300	$977	$1,963

Impact Fee Schedule Alternatives

Alternative 1: 25% Reduction of Max. Fees

Alternative 1 (25% Reduction of Max Fees): Residential Fees per Development Unit*

Unit Size (SF)	Development Unit	Fire	Library	Park	Sheriff	Street	*Existing Total Fees*	Proposed Fees
1,000 or less	Housing Unit	$ 513.75	$ 162.75	$ 371.25	$ 314.25	$ 1,473.00	$ 1,241.93	**$ 2,835.00**
1,001-2,000	Housing Unit	$ 887.25	$ 281.25	$ 641.25	$ 543.00	$ 2,579.25	$ 1,241.93	**$ 4,932.00**
2,001-3,000	Housing Unit	$ 1,307.25	$ 414.75	$ 945.75	$ 799.50	$ 3,976.50	$ 1,241.93	**$ 7,443.75**
3,001-4,000	Housing Unit	$ 1,587.75	$ 504.00	$ 1,148.25	$ 971.25	$ 4,896.00	$ 1,241.93	**$ 9,107.25**
4,001 or more	Housing Unit	$ 1,821.00	$ 577.50	$ 1,317.00	$ 1,113.75	$ 5,578.50	$ 1,241.93	**$ 10,407.75**

Alternative 1 (25% Reduction of Max Fees): Nonresidential Fees per Development Unit*

Development Type	Development Unit	Fire	Library	Park	Sheriff	Street	Existing Total Fees	Proposed Fees
Industrial	1,000 SF	$ 551.25	$ -	$ -	$ 241.50	$ 789.75	$ 119.36	**$ 1,582.50**
Warehousing	1,000 SF	$ 211.50	$ -	$ -	$ 92.25	$ 301.50	$ 65.95	**$ 605.25**
Commercial	1,000 SF	$ 3,679.50	$ -	$ -	$ 1,608.75	$ 3,465.00	$ 86.36	**$ 8,753.25**
Office/Other Services	1,000 SF	$ 1,200.75	$ -	$ -	$ 525.00	$ 1,717.50	$ 171.51	**$ 3,443.25**
Institutional	1,000 SF	$ 1,081.50	$ -	$ -	$ 473.25	$ 1,549.50	$ 167.85	**$ 3,104.25**
Nursing Home	Bed	$ 468.75	$ -	$ -	$ 204.75	$ 671.25	$ 33.48	**$ 1,344.75**
Lodging	Room	$ 514.50	$ -	$ -	$ 225.00	$ 732.75	$ 36.78	**$ 1,472.25**

TischlerBise
FISCAL | ECONOMIC | PLANNING

Impact Fee Schedule Alternatives

Alternative 2: 50% Reduction of Max. Fees

Alternative 2 (50% Reduction of Max Fees): Residential Fees per Development Unit*								
Unit Size (SF)	Development Unit	Fire	Library	Park	Sheriff	Street	*Existing Total Fees*	Proposed Fees
1,000 or less	Housing Unit	$ 342.50	$ 108.50	$ 247.50	$ 209.50	$ 982.00	$ 1,241.93	**$ 1,890.00**
1,001-2,000	Housing Unit	$ 591.50	$ 187.50	$ 427.50	$ 362.00	$ 1,719.50	$ 1,241.93	**$ 3,288.00**
2,001-3,000	Housing Unit	$ 871.50	$ 276.50	$ 630.50	$ 533.00	$ 2,651.00	$ 1,241.93	**$ 4,962.50**
3,001-4,000	Housing Unit	$ 1,058.50	$ 336.00	$ 765.50	$ 647.50	$ 3,264.00	$ 1,241.93	**$ 6,071.50**
4,001 or more	Housing Unit	$ 1,214.00	$ 385.00	$ 878.00	$ 742.50	$ 3,719.00	$ 1,241.93	**$ 6,938.50**
Alternative 2 (50% Reduction of Max Fees): Nonresidential Fees per Development Unit*								
Development Type	Development Unit	Fire	Library	Park	Sheriff	Street	Existing Total Fees	Proposed Fees
Industrial	1,000 SF	$ 367.50	$ -	$ -	$ 161.00	$ 526.50	$ 119.36	**$ 1,174.36**
Warehousing	1,000 SF	$ 141.00	$ -	$ -	$ 61.50	$ 201.00	$ 65.95	**$ 469.45**
Commercial	1,000 SF	$ 2,453.00	$ -	$ -	$ 1,072.50	$ 2,310.00	$ 86.36	**$ 5,921.86**
Office/Other Services	1,000 SF	$ 800.50	$ -	$ -	$ 350.00	$ 1,145.00	$ 171.51	**$ 2,467.01**
Institutional	1,000 SF	$ 721.00	$ -	$ -	$ 315.50	$ 1,033.00	$ 167.85	**$ 2,237.35**
Nursing Home	Bed	$ 312.50	$ -	$ -	$ 136.50	$ 447.50	$ 33.48	**$ 929.98**
Lodging	Room	$ 343.00	$ -	$ -	$ 150.00	$ 488.50	$ 36.78	**$ 1,018.28**

TischlerBise
FISCAL | ECONOMIC | PLANNING

Impact Fee Schedule Alternatives

Alternative 3: 75% Reduction of Max. Fees

Alternative 3 (75% Reduction of Max Fees): Residential Fees per Development Unit*								
Unit Size (SF)	Development Unit	Fire	Library	Park	Sheriff	Street	Existing Total Fees	Proposed Fees
1,000 or less	Housing Unit	$ 171.25	$ 54.25	$ 123.75	$ 104.75	$ 491.00	$ 1,241.93	$ 945.00
1,001-2,000	Housing Unit	$ 295.75	$ 93.75	$ 213.75	$ 181.00	$ 859.75	$ 1,241.93	$ 1,644.00
2,001-3,000	Housing Unit	$ 435.75	$ 138.25	$ 315.25	$ 266.50	$ 1,325.50	$ 1,241.93	$ 2,481.25
3,001-4,000	Housing Unit	$ 529.25	$ 168.00	$ 382.75	$ 323.75	$ 1,632.00	$ 1,241.93	$ 3,035.75
4,001 or more	Housing Unit	$ 607.00	$ 192.50	$ 439.00	$ 371.25	$ 1,859.50	$ 1,241.93	$ 3,469.25
Alternative 3 (75% Reduction of Max Fees): Nonresidential Fees per Development Unit*								
Development Type	Development Unit	Fire	Library	Park	Sheriff	Street	Existing Total Fees	Proposed Fees
Industrial	1,000 SF	$ 183.75	$ -	$ -	$ 80.50	$ 263.25	$ 119.36	$ 527.50
Warehousing	1,000 SF	$ 70.50	$ -	$ -	$ 30.75	$ 100.50	$ 65.95	$ 201.75
Commercial	1,000 SF	$ 1,226.50	$ -	$ -	$ 536.25	$ 1,155.00	$ 86.36	$ 2,917.75
Office/Other Services	1,000 SF	$ 400.25	$ -	$ -	$ 175.00	$ 572.50	$ 171.51	$ 1,147.75
Institutional	1,000 SF	$ 360.50	$ -	$ -	$ 157.75	$ 516.50	$ 167.85	$ 1,034.75
Nursing Home	Bed	$ 156.25	$ -	$ -	$ 68.25	$ 223.75	$ 33.48	$ 448.25
Lodging	Room	$ 171.50	$ -	$ -	$ 75.00	$ 244.25	$ 36.78	$ 490.75

TischlerBise
FISCAL | ECONOMIC | PLANNING

Impact Fee Schedule Alternatives

Alternative 4: 60% Reduction of Max. Fees

Alternative 4: Residential Fees per Development Unit*								
Unit Size (SF)	Development Unit	Fire	Library	Park	Sheriff	Street	*Existing Total Fees*	Estimated Fees**
1,500 or less	Housing Unit	$ 274.00	$ 86.80	$ 198.00	$ 167.60	$ 785.60	$ 1,241.93	**$ 1,512.00**
1,501-2,500	Housing Unit	$ 473.20	$ 150.00	$ 342.00	$ 289.60	$ 1,375.60	$ 1,241.93	**$ 2,630.40**
2,501-3,500	Housing Unit	$ 697.20	$ 221.20	$ 504.40	$ 426.40	$ 2,120.80	$ 1,241.93	**$ 3,970.00**
3,501-4,500	Housing Unit	$ 846.80	$ 268.80	$ 612.40	$ 518.00	$ 2,611.20	$ 1,241.93	**$ 4,857.20**
4,501 or more	Housing Unit	$ 971.20	$ 308.00	$ 702.40	$ 594.00	$ 2,975.20	$ 1,241.93	**$ 5,550.80**

Alternative 4: Nonresidential Fees per Development Unit*								
Development Type	Development Unit	Fire	Library	Park	Sheriff	Street	Existing Total Fees	Estimated Fees**
Industrial	1,000 SF	$ 294.00	$ -	$ -	$ 128.80	$ 421.20	$ 119.36	**$ 844.00**
Warehousing	1,000 SF	$ 112.80	$ -	$ -	$ 49.20	$ 160.80	$ 65.95	**$ 322.80**
Commercial	1,000 SF	$ 1,962.40	$ -	$ -	$ 858.00	$ 1,848.00	$ 86.36	**$ 4,668.40**
Office/Other Services	1,000 SF	$ 640.40	$ -	$ -	$ 280.00	$ 916.00	$ 171.51	**$ 1,836.40**
Institutional	1,000 SF	$ 576.80	$ -	$ -	$ 252.40	$ 826.40	$ 167.85	**$ 1,655.60**
Nursing Home	Bed	$ 250.00	$ -	$ -	$ 109.20	$ 358.00	$ 33.48	**$ 717.20**
Lodging	Room	$ 274.40	$ -	$ -	$ 120.00	$ 390.80	$ 36.78	**$ 785.20**

*Note Residential unit size modified from max. proposed fee structure to capture homes 1,500 SF or less

** Fees will need to be calculated per demand model & may cause timeline/implementation changes

TischlerBise
FISCAL | ECONOMIC | PLANNING

HALL COUNTY

QUESTIONS/FURTHER DISCUSSION

HALL COUNTY

Supporting Information

Current Revenue

By Jurisdiction (As of Sept. 30, 2026)

• Hall County	$18,868,337
• Flowery Branch	5,681,432
• Gainesville (Only Collects Library)	2,230,144
• Oakwood (No Longer Collects)	668,833
• Braselton	315,461
• Lula	140,322
• Clermont	55,929
• Total Collections	**$27,960,458**
• Interest/Refunds/Adjust.	724,005*
• Total Revenues	**$28,684,463**

*Most of this amount is Interest Income Net of Gains/Loss

Total Impact Fee Expenditures

By Category (As of Sept. 30, 2026)

• Parks Fund	$10,715,497
• Library	$5,482,427
• Fire Services	$1,628,627
• Public Safety Facility	$1,529,419
• Administrative Fees	$171,027
• Sheriff Patrol	$168,626
• CIE Fees	$22,695
• **Total Expenditures**	**$19,718,318**

Completed Major Projects

Main Library Renovation

- $5,350,000 – Impact Fees
- $1,256,930



(Funds used in conjunction with SPLOST VII, and a State Grant)

Completed Major Projects

Fire Station #17

- $ 6,705,795 – Impact Fees
- $550,000



Fire Impact Fees

County Wide Service Area

Fee Components

- Fire Facilities: Incremental
- Fire Apparatus: Incremental
- Fire Equipment: Incremental
- Fire SPLOST Credit

10-Year Demand

- Fire Facilities: 26,179 square feet, $23.6 million
- Fire Apparatus: 10.2 Units, $8 million
- Fire Equipment: 35.9 Units, $256,000

TischlerBise
FISCAL | ECONOMIC | PLANNING

Proposed Fire Impact Fees

Fee Component	Cost per Resident	Cost per Trip
Fire Facilities	$482.14	$316.71
Fire Apparatus	$164.00	$107.73
Fire Equipment	$5.24	$3.44
SPLOST Credit	($28.77)	($19.37)
Total	$622.61	$408.51

Residential Fees per Development Unit					
Unit Size	Development Unit	Residents per Unit[1]	Proposed Fees	Current Fees	Difference
1,000 or less	Housing Unit	1.10	$685	$51	$634
1,001-2,000	Housing Unit	1.90	$1,183	$51	$1,132
2,001-3,000	Housing Unit	2.80	$1,743	$51	$1,692
3,001-4,000	Housing Unit	3.40	$2,117	$51	$2,066
4,001 or more	Housing Unit	3.90	$2,428	$51	$2,377

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Proposed Fees	Current Fees	Difference
Industrial	1,000 Sq Ft	1.80	$735	$47	$688
Warehousing	1,000 Sq Ft	0.69	$282	$26	$256
Commercial	1,000 Sq Ft	12.01	$4,906	$34	$4,872
Office / Other Services	1,000 Sq Ft	3.92	$1,601	$67	$1,534
Institutional	1,000 Sq Ft	3.53	$1,442	$66	$1,376
Nursing Home	Bed	1.53	$625	$13	$612
Lodging	Room	1.68	$686	$14	$672

1. See Land Use Assumptions

TischlerBise
FISCAL | ECONOMIC | PLANNING

Library Impact Fees

County Wide Service Area

Fee Components

- Library Facilities: Incremental

10-Year Demand

- Library Facilities: 17,728 Sq. Ft., $9.3 million

Proposed Library Fees

Fee Component	Cost per Resident
Library Facilities	$197.52
Total	$197.52

Residential Fees per Development Unit					
Unit Size	Development Unit	Residents per Unit[1]	Proposed Fees	Current Fees	Difference
1,000 or less	Housing Unit	1.10	$217	$261	($44)
1,001-2,000	Housing Unit	1.90	$375	$261	$114
2,001-3,000	Housing Unit	2.80	$553	$261	$292
3,001-4,000	Housing Unit	3.40	$672	$261	$411
4,001 or more	Housing Unit	3.90	$770	$261	$509

1. See Land Use Assumptions

Parks Impact Fees

County Wide Service Area

Fee Components

- Park Land: Incremental
- Park Improvements: Incremental
- Park SPLOST Credit

10-Year Demand

- Park Land: 438.6 acres, $26.3 million
- Park Improvements: 35.7 units, $7.0 million

Proposed Park Fees

Fee Component	Cost per Resident
Park Land	$558.53
Park Amenities	$149.20
SPLOST Credit	($257.54)
Total	$450.19

Residential Fees per Development Unit					
Unit Size	Development Unit	Residents per Unit[1]	Proposed Fees	Current Fees	Difference
1,000 or less	Housing Unit	1.10	$495	$815	($320)
1,001-2,000	Housing Unit	1.90	$855	$815	$40
2,001-3,000	Housing Unit	2.80	$1,261	$815	$446
3,001-4,000	Housing Unit	3.40	$1,531	$815	$716
4,001 or more	Housing Unit	3.90	$1,756	$815	$941

1. See Land Use Assumptions

TischlerBise
FISCAL | ECONOMIC | PLANNING

Sheriff Impact Fees

County Wide Service Area

Fee Components

- Sheriff Facilities: Incremental

10-Year Demand

- Sheriff Facilities: 31,672 square feet, $26.9 million

Proposed Sheriff Fees

Fee Component	Cost per Resident	Cost per Trip
Sheriff Facilities	$443.19	$208.90
SPLOST Credit	($62.40)	($30.26)
Total	$380.79	$178.64

Residential Fees per Development Unit					
Unit Size	Development Unit	Residents per Unit[1]	Proposed Fees	Current Fees	Difference
1,000 or less	Housing Unit	1.10	$419	$14	$405
1,001-2,000	Housing Unit	1.90	$724	$14	$710
2,001-3,000	Housing Unit	2.80	$1,066	$14	$1,052
3,001-4,000	Housing Unit	3.40	$1,295	$14	$1,281
4,001 or more	Housing Unit	3.90	$1,485	$14	$1,471

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Proposed Fees	Current Fees	Difference
Industrial	1,000 Sq Ft	1.80	$322	$13	$309
Warehousing	1,000 Sq Ft	0.69	$123	$7	$116
Commercial	1,000 Sq Ft	12.01	$2,145	$9	$2,136
Office / Other Services	1,000 Sq Ft	3.92	$700	$18	$682
Institutional	1,000 Sq Ft	3.53	$631	$18	$613
Nursing Home	Bed	1.53	$273	$4	$269
Lodging	Room	1.68	$300	$4	$296

1. See Land Use Assumptions

Street Impact Fees

County Wide Service Area

Fee Components

- Street Improvements: Incremental

10-Year Demand

- Street Improvements: 24.6 lane miles, $122.8 million

*Arterial roadways

TischlerBise
FISCAL | ECONOMIC | PLANNING

Travel Demand

Existing Level of Service: 124.83 lane miles of primary roadways for existing development.

To maintain the existing level of service, Hall County needs to construct approximately 24.56 lane miles of primary roadways to serve future development.

Hall County, GA	Base	1	2	3	4	5	6	7	8	9	10	10-Year Increase
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Single Family Units	74,967	76,274	77,582	78,889	80,197	81,504	82,812	84,119	85,427	86,734	88,042	**13,075**
Multi-Family Units	13,954	14,580	15,207	15,834	16,460	17,087	17,714	18,340	18,967	19,594	20,220	**6,267**
Industrial KSF	39,959	40,771	41,600	42,445	43,307	44,187	45,085	46,001	46,935	47,889	48,862	**8,902**
Commercial KSF	5,622	5,640	5,657	5,675	5,693	5,711	5,729	5,747	5,765	5,783	5,801	**179**
Office / Other Services KSF	7,773	7,828	7,883	7,938	7,994	8,051	8,107	8,165	8,222	8,280	8,338	**566**
Institutional KSF	8,551	8,764	8,983	9,206	9,435	9,670	9,911	10,158	10,411	10,670	10,936	**2,384**
Single-Family Trips	431,359	438,883	446,406	453,930	461,453	468,976	476,500	484,023	491,547	499,070	506,594	**75,234**
Multi-Family Trips	55,088	57,563	60,037	62,511	64,985	67,459	69,933	72,407	74,881	77,355	79,830	**24,741**
Residential Trips	486,448	496,445	506,443	516,440	526,438	536,435	546,433	556,431	566,428	576,426	586,423	**99,976**
Industrial Trips	71,927	73,388	74,879	76,400	77,953	79,536	81,152	82,801	84,483	86,200	87,951	**16,024**
Commercial Trips	67,512	67,723	67,936	68,149	68,363	68,577	68,792	69,008	69,225	69,442	69,659	**2,148**
Office / Other Services Trips	30,431	30,645	30,861	31,079	31,298	31,519	31,741	31,964	32,190	32,417	32,645	**2,214**
Institutional Trips	30,195	30,947	31,717	32,507	33,316	34,146	34,996	35,867	36,760	37,676	38,614	**8,419**
Nonresidential Trips	200,064	202,704	205,394	208,135	210,930	213,778	216,681	219,641	222,658	225,734	228,869	**28,805**
Total Vehicle Trips	686,512	699,149	711,837	724,576	737,368	750,213	763,114	776,071	789,086	802,159	815,292	**128,780**
Vehicle Miles of Capacity	**1,086,040**	**1,107,131**	**1,128,279**	**1,149,487**	**1,170,755**	**1,192,085**	**1,213,478**	**1,234,935**	**1,256,457**	**1,278,047**	**1,299,706**	**213,666**
Annual Increase		21,091	21,149	21,208	21,268	21,330	21,393	21,457	21,523	21,590	21,659	
Arterial Lane Miles	124.83	127.26	129.69	132.12	134.57	137.02	139.48	141.95	144.42	146.90	149.39	**24.56**

Proposed Street Fees

Fee Component	Cost per VMT
Street Improvements	$574.71
SPLOST Credit	($65.93)
Total	$508.78

Residential Fees per Development Unit					
Unit Size	Development Unit	VMT per Unit[1]	Proposed Fees	Current Fees	Increase / (Decrease)
1,000 or less	Housing Unit	3.86	$1,964	$0	$1,964
1,001-2,000	Housing Unit	6.76	$3,439	$0	$3,439
2,001-3,000	Housing Unit	10.42	$5,302	$0	$5,302
3,001-4,000	Housing Unit	12.83	$6,528	$0	$6,528
4,001 or more	Housing Unit	14.62	$7,438	$0	$7,438

Nonresidential Fees per Development Unit					
Development Type	Development Unit	VMT per Unit[1]	Proposed Fees	Current Fees	Increase / (Decrease)
Industrial	1,000 Sq Ft	2.07	$1,053	$0	$1,053
Warehousing	1,000 Sq Ft	0.79	$402	$0	$402
Commercial	1,000 Sq Ft	9.08	$4,620	$0	$4,620
Office / Other Services	1,000 Sq Ft	4.50	$2,290	$0	$2,290
Institutional	1,000 Sq Ft	4.06	$2,066	$0	$2,066
Nursing Home	Bed	1.76	$895	$0	$895
Lodging	Room	1.92	$977	$0	$977

1. See Land Use Assumptions

TischlerBise
FISCAL | ECONOMIC | PLANNING