

MEMORANDUM

May 28, 2026

To: Alan Gibbs
Lamarcus Davis
Eddie Rowland
John Ambrose
Al Turner

From: Lorri Byrd

Subject: Impact Fee Study

Ross Planning Associates has prepared an impact fee program proposal for Monroe County. Two proposals have been submitted as follows:

Option 1:	Categories to include Library, Parks & Recreation, EMS & Fire Protection, Sheriff's Office, Animal Services, and Road Improvement	\$66,215
Option 2:	Categories to include Parks & Recreation, EMS & Fire Protection, Sheriff's Office, and Road Improvements	\$59,600

Ross Planning Associates services will include advice and assistance in general on impact fee matters, the preparation of an impact fee methodology report (including all impact fee calculations), preparation of a Capital Improvements Elements, the preparation of a final impact fee schedule for adoption, preparation of an Impact Fee Ordinance conforming to all current state laws requirements and assistance to staff in implementing the program.

The cost of this impact fee study is reimbursable through the impact fee program. General Fund operations have the funds for the cost of this impact fee study to be done.

Regards,

Lorri Byrd

ROSS planning associates LLC

urban planning & plan implementation

May 23, 2026

Lorri Byrd
County Manager
38 West Main Street
Forsyth, GA 31029

RE: Monroe County Impact Fee Program

Ms. Byrd,

Thank you for the opportunity to propose consulting services to you and the County regarding the creation of an Impact Fee Program for Monroe County.

We have an enormous range of experience creating, updating and maintaining impact fee programs for cities and counties in Georgia. Overall, we have prepared the vast majority of such programs adopted in the state. Most recently, we have seen through to adoption impact fee assignments in Camden, Newton and Liberty Counties and are working in Gilmer, Pike and Jasper Counties, amongst others.

We encourage you to reach out to Joey Yacobacci, Camden County Planning and Development Director at 912-729-5603, Shena Applewhaite, Newton County Development Services Director at 678-625-1650, and Joseph Mosley, Liberty County Administrator at 912-876-2164. Many more projects are included in the Qualifications portion of the attached Proposal.

Summary Scope of Services—Impact Fee Program

We have attached a thoroughly detailed Scope of Services to this letter. In summary ...

Our services will include:

- Advice and assistance to the County on impact fees in general,
- Assistance with the appointment of an Impact Fee Advisory Committee within the guidelines of the Georgia Development Impact Fee Act,
- The preparation of an Impact Fee Methodology Report which will include all impact fee calculations for each public facility category selected and a Maximum Impact Fee Schedule for a multitude of land use categories,
- The preparation of a Capital Improvements Element prepared for Regional and State review that will conform to the Georgia Department of Community Affairs (DCA) requirements for inclusion in the County's Comprehensive Plan,
- The preparation of an Impact Fee Ordinance in conformance to current state law requirements, and including discussion with the Board of Commissioners regarding the final impact fees to be charged, and

- Preparation of an Administrator's Procedures Manual, and assistance in creating an Impact Fee Assessment program for County staff as well as advice to your Finance Director regarding impact fee collection and accounting approaches, along with the required annual reporting functions to DCA.
- As-needed advice and guidance, free of charge, for one year after implementation of the Impact Fee Program.

The results of our proposed services will be the design and creation of an impact fee program, the adoption of the County's Development Impact Fee Ordinance incorporating the approved fee schedule, and guidance on initiation of impact fee collections and administrative activities. In addition, we will interact with the Ga Dept of Community Affairs as needed to obtain their approval of the Capital Improvements Element submitted on the County's behalf by the Board of Commissioners.

Compensation

- Option 1: We propose a total not-to-exceed lump sum fee of **\$66,215¹** (including all expenses and other associated costs) including fee calculations for the Library, Animal Control Services, Parks and Recreation, Road Improvements, Fire Protection and EMS, Sheriff's Office, and Road Improvements.
- Option 2: We propose a total not-to-exceed lump sum fee of **\$59,600** (including all expenses and other associated costs) including fee calculations for Parks and Recreation, Road Improvements, Fire Protection and EMS, Sheriff's Office, and Road Improvements.

We anticipate the completion of our studies and the adoption of the impact fee program to take approximately 10 months, including the 2-month Regional and DCA review process for the CIE and timely scheduling of meetings with the Advisory Committee and the Board of Commissioners. (A tentative bar-chart schedule is included in the attached Scope of Services.)

We are excited about the prospect of working with the County once again on its adoption of an impact fee program. Please let us know if we can provide additional information. We stand ready to meet with the Board of Commissioners, you or any staff members to discuss and finalize our proposal.

Sincerely,



William F. Ross

Attachment: Monroe County Impact Fee Program Proposal

Note: You are familiar with us under our previous name, Ross Associates, a sole proprietor.

¹ Bear in mind that the cost of all of the impact fee work described here can be reimbursed from the County's impact fee collections as a 'system improvements cost' under the Georgia Development Impact Fee law.

Monroe County Impact Fee Program Proposal

Scope of Services

ROSS Planning Associates services will include advice and assistance to Monroe County in general on impact fee matters, the preparation of an Impact Fee Methodology Report (including all impact fee calculations), preparation of a Capital Improvements Element, the preparation of a final impact fee schedule for adoption, preparation of an Impact Fee Ordinance conforming to all current state law requirements, and assistance to staff in implementing the program.

In the course of our studies, we will consider the creation and the maximum amount of impact fees for Monroe County for the following public facility categories under Option 1:

- Library
- Animal Control Services
- Parks and Recreation
- Road Improvements
- Fire Protection and EMS
- Sheriff's Office
- Road Improvements

Alternately, we will consider the creation and the maximum amount of impact fees for Monroe County for the following public facility categories under Option 2:

- Parks and Recreation
- Road Improvements
- Fire Protection and EMS
- Sheriff's Office
- Road Improvements

The results of our proposed services will be the completion of an impact fee program and fee schedule for the County meeting all legal and administrative requirements. In addition, the Capital Improvements Element (CIE) will conform to DCA requirements as an amendment to the County's Comprehensive Plan, and an Impact Fee Ordinance will be prepared including a schedule of impact fees to be assessed by land use categories.

Our services will include the following tasks:

Task 1: Project Kick-Off

Task 1.1: Data Collection

The first phase of the project will involve study organization with the staff and data collection.

Immediately upon contract execution, the Consultant will work with County staff to schedule joint or back-to-back meetings with key County staff members. At initial meetings, we will gather available information related to the project; identify major policy issues involved in formulating a Monroe County impact fee program; and coordinate staff and Consultant responsibilities. The County staff will provide the Consultant with copies of all relevant plans, studies, data and documents needed to perform the scope of work.

Data to be gathered by us from County personnel include, but are not limited to:

- Inventories of all existing capital facilities pertinent to the impact fee study, including land, buildings, permanent facilities, and rolling stock.
- Any recent study or calculations prepared by or for the County that contain population, employment, and/or housing forecasts (other than past Ross Associates reports).
- Any adopted plans that address the public facility categories (such as a Parks and Recreation Master plan, Fire Station Coverage Plan, Paved and Dirt Roads Improvement Plan, etc.) or other relevant departmental service plans/projections for capital improvements.
- Property tax assessment totals (i.e., the “tax base”) by land use category for any year more recent than 2024 available for the County as a whole and for the City of Forsyth.
- Latest Capital Assets Listings – value and year built or acquired of each facility, vehicle or other capital item, carried on the County’s books for the pertinent public facility categories selected under the pertinent Option selected (above).
- Inventory of dirt roads in the county to be upgraded, including lengths and costs, and paved road projects that create additional traffic capacity.
- Cost estimate of each SPLOST program-funded project and monthly SPLOST collections since inception.
- Debt payment schedules for outstanding bond issues or loans relating to the identified public facility categories for the impact fee study.
- Budgeted capital projects and any adopted Capital Improvement Plan (CIP).
- A list of currently proposed new or expanded facilities (in the pertinent public facility categories listed above) for which funding has already been identified or programmed, and method of funding (SPLOST, General Fund, Bonds, etc.).

- A prioritized list of projects planned or envisioned by the County but not yet funded for each public facility category, including estimated costs and start dates.
- A copy of the latest adopted County Budget and the Service Delivery Strategy.

Task 1.2: Impact Fee Advisory Committee

The Consultant will advise and assist the Board of Commissioners in the appointment of an Impact Fee Advisory Committee meeting the requirements and restrictions imposed by the Georgia Impact Fee Law.

Task 1.3: Impact Fee Kick-Off Public Hearing

The *Development Impact Fee Compliance Requirements* of the State require that a community that is first considering the adoption of impact fees must hold a public hearing “prior to the development of the CIE to inform the public about the purpose of the CIE and the process to be followed in the preparation of the CIE, as well as to elicit community input on needs and goals.” (Note that the public hearing held for the previous impact fee program effort should be repeated since that effort did not result in an adopted impact fee program.)

The Consultant will prepare appropriate materials for the “kick-off” public hearing and will be present to answer any questions raised by the public or the Board of Commissioners.

Task 1 Deliverables:

- Meeting with all affected departments regarding project overview, data needs, planned capital projects, status, etc.
- An initial orientation meeting with the Impact Fee Advisory Committee to detail their role, the study process and State Law provisions.
- Recommended format for the notice to be advertised for the kick-off public hearing.
- Attendance and a presentation of pertinent information (as required by DCA guidelines) at the kick-off public hearing held by the Board of Commissioners.

Task 2: Impact Fee Methodology Report

The Consultant will prepare an Impact Fee Methodology Report addressing each of the County’s impact fee eligible public facility categories listed for the selected Option above, including calculations of the maximum impact fees that could be charged for each impact fee category.

The Methodology Report provides the information needed to prepare the required Capital Improvements Element (CIE) and Development Impact Fee Ordinance. Components of the Methodology Report include the following:

- Population, housing and employment forecasts for the County to 2050.
- Level of Service (LOS) standards for each of the public facility categories, based on existing facilities and/or future plans and either the pertinent day-night population or number of households served (as appropriate to each public facility category).
- Calculations to identify capital improvements needed to serve future growth over the coming decades to 2050.
- Tax digest and SPLOST forecasts to calculate credits for new development from future property and sales taxes attributable to impact fee projects; the calculation of credits against impact fees is needed to avoid potential situations of “double taxation”.
- Maximum impact fee calculations for each land use category in each public facility category, to set the ceiling on fees that can be charged under the state law. The actual fees to be charged will be decided by the Board of Commissioners as part of the Development Impact Fee Ordinance preparation process.

Task 2 Deliverables:

- Draft Methodology Report in PDF format containing all information delineated above, as well as pertinent technical appendices.
- Briefing PowerPoint summarizing the Methodology Report for Advisory Committee and Board of Commissioners presentation.
- Meeting #2 with the Impact Fee Advisory Committee to review the draft Report.
- Attendance at one Board of Commissioners meeting to review the draft Methodology Report, which then will be finalized reflecting Board comments and accepted Advisory Committee recommendations.

Task 3: Capital Improvements Element

A draft Capital Improvements Element (CIE) based on the Methodology Report will be prepared. The CIE document will be drawn from those portions of the Methodology Report (with supplemental text added) that are required to be included by the Georgia Department of Community Affairs.

The CIE will include a complete list of capital projects that are needed to serve future growth and development over the next 24 years to 2050 and are thus eligible to be funded with impact fees.

A 5- Year Community Work Program (CWP) will be incorporated into the CIE, as required by DCA, to highlight the impact fee-eligible projects that are anticipated to be undertaken in the near-term. The CWP will include the extent to which each project is impact fee eligible, funding sources for the projects, responsible parties for implementation, and the estimated year of implementation.

The Consultant will facilitate a public hearing before the Board of Commissioners to receive public input on the draft CIE document prior to the Board's authorization to transmit the CIE to the Middle Georgia Regional Commission (and thus on the Ga DCA) for review as an amendment to the County's Comprehensive Plan.

Task 3 Deliverables:

- Draft Capital Improvements Element containing all data required by the Georgia Department of Community Affairs (DCA). Pertinent Technical Appendices will be included.
- Briefing PowerPoint summarizing the Capital Improvements Element for Board of Commissioners presentation.
- Recommended formats for the public hearing notice and the Transmittal Resolution for Board approval.
- Attendance at the public hearing before the Board of Commissioners regarding review and transmittal of the draft CIE to the Middle Georgia Regional Commission (MGRC) and DCA.
- Review of comments from DCA on the CIE (if any) and appropriate responses and/or revisions.

Task 4: Adoption of the Impact Fee Program

The adoption process will involve the following:

Task 4.1 Impact Fee Ordinance

To expedite implementation of the impact fee program, an Impact Fee Ordinance will be prepared by the Consultant for review by the County Attorney during the 60-day MGRC/DCA review process on the CIE, such that the Ordinance and the CIE can be adopted at the same Board of Commissioners meeting, and impact fees implemented thereafter.

Final Advisory Committee Meeting

The draft Ordinance will be presented to the Committee for discussion and for their input – particularly on potential exemptions and the actual impact fees to be adopted.

Board of Commissioners Briefing

Preparation of briefing materials as needed for discussions with the Board of Commissioners regarding appropriate levels of impact fees to be charged and potential exemptions. The many provisions of the Ordinance will be up for discussion, including appeals processes, refunds, potential exemptions, accounting requirements, and the requirement for "annual update" reports to DCA.

Fee Schedule for Adoption

Preparation of the final schedule of impact fees by land use category to be attached to the County's Impact Fee Ordinance for adoption.

Task 4.2 Adoption of Ordinance and CIE

The Consultant will attend the two state-mandated public hearings for adoption of the Ordinance and will be prepared to answer any questions that may arise. It is anticipated that CIE adoption will coincide with adoption of the Ordinance, after the second required public hearing.

Task 4 Deliverables:

- Preparation of a draft of the Impact Fee Ordinance in conformance with the Georgia Development Impact Fee Law. The document will be delivered in digital (PDF) format for reproduction and digital distribution to the appropriate parties by the County staff. The draft ordinance will be supplied as a Word document by the Consultant to the County Attorney to facilitate the recordation of changes or corrections to the draft document.
- Attendance at one Impact Fee Advisory Committee meeting to review the draft Ordinance and to receive their input on the impact fees to be charged new development.
- Attendance at one Board of Commissioners meeting to discuss the draft Impact Fee Ordinance and to set the final fee schedule.
- Recommended formats for the public notice to be published for the two public hearings regarding adoption of the Impact Fee Ordinance.
- Attendance at the first public hearing of the Board of Commissioners regarding adoption of the Impact Fee Ordinance.
- Attendance at the second public hearing of the Board of Commissioners to adopt the Impact Fee Ordinance as well as the Capital Improvements Element.
- Delivery of the as-adopted CIE in digital format for transmittal by the County staff to the Middle Georgia Regional Commission for their records.

Task 5: Implementation of the Impact Fee Program

Our services will include implementing a Microsoft Excel-based system for assessing and collecting the impact fees that complies with the Georgia Development Impact Fee Act. This system is intended to create and maintain a spreadsheet file of the impact fees associated with each building permit, the allocation of those fees to the appropriate public facility categories, and as a resource when refunds are in order. It includes the creation of forms that can be used during the building permitting process to assess an applicant's impact fees for both residential

and nonresidential projects, to handle appeals and special assessments, to handle change-of-use situations, and issue refunds.

Alternately, we will work with staff to incorporate impact fee procedures into the current building permitting process.

A supporting Procedures Manual will be prepared documenting all staff administrative procedures for such items as: assessing and collecting impact fees, maintaining required financial records, handling appeals, preparing individual assessments, and preparing future Annual Update reports required by DCA. And, we will provide training to the designated Impact Fee Administrator and the County staff responsible for issuing building permits and maintaining financial records that are required by the state.

Task 5 Deliverables:

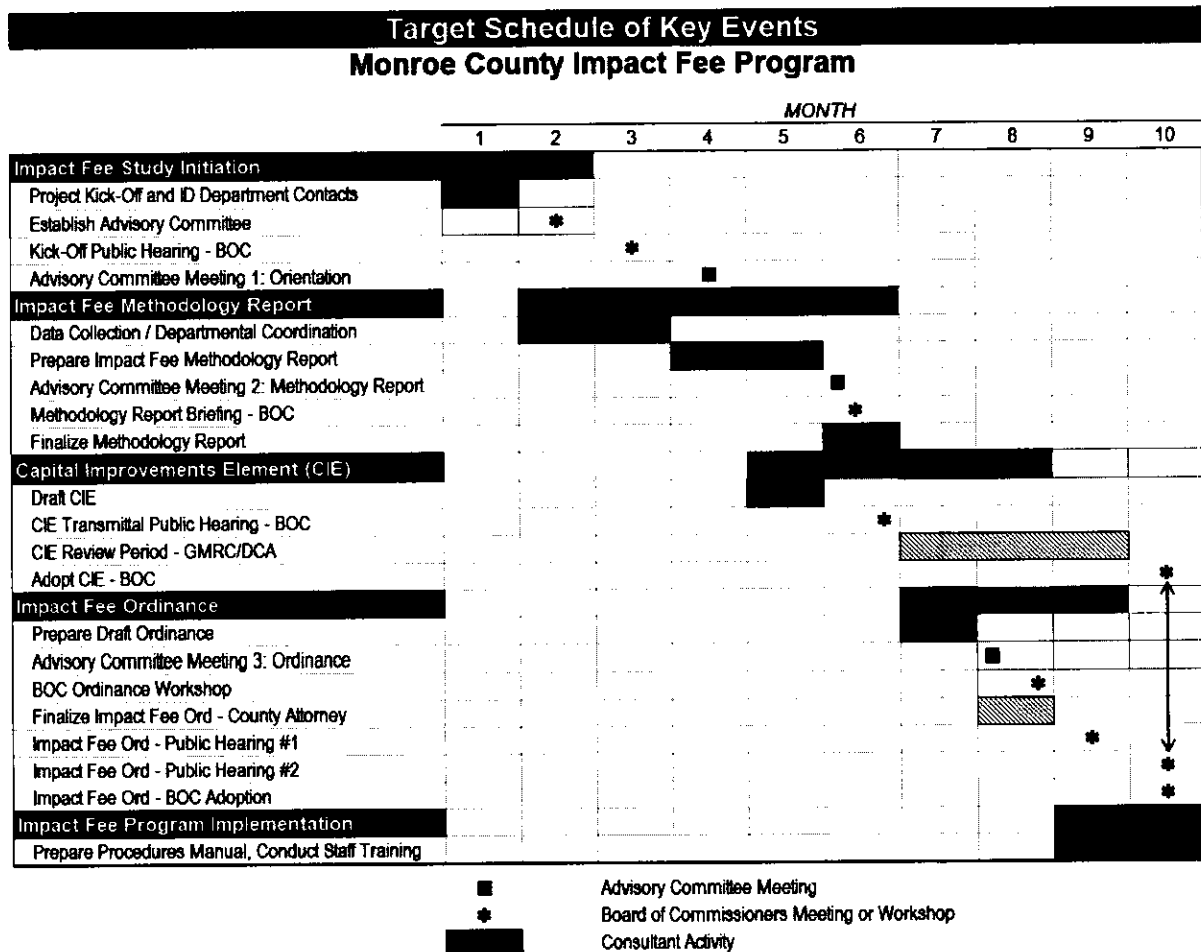
- Microsoft Excel-based fee assessment and collection system OR assistance utilizing existing permitting software as described above.
- Procedures Manual for administrative processes (appeals, individual assessments, annual reporting, records keeping, etc.)
- One in-person training session with County staff, with additional guidance provided via email, phone, and/or Zoom, on an as-needed basis.

Task 7: Continuing Services

Following adoption and implementation of the Impact Fee Program, we will stand ready to answer questions, provide explanations and otherwise provide continuing advice to the County staff as questions or issues arise for a period of one year at no cost. This assistance will be advisory in nature and delivered by telephone or email as appropriate to the inquiry.

Project Schedule

The following schedule presents the sequence of tasks required to establish an impact fee program. While it reflects a typical schedule, there may be opportunities to compress the timeframe. Critical to this will be the timeliness of data generation by the County departments and their availability to meet or respond to questions, availability of the Advisory Committee to meet, being on the Board of Commissioners scheduled meeting agendas, and the Commissioners availability to settle on the fee schedule to be adopted.



Qualifications

Firm Overview & Capabilities

Ross Planning Associates LLC (and its predecessor company **Ross & Associates**) is recognized as a major force in urban planning and plan implementation throughout Georgia. The firm excels in comprehensive planning, zoning and land development codes, impact fees and other implementation and project financing programs that realistically achieve plan objectives.

William F. Ross, who oversees all activities of the firm, has over 50 years of planning experience in government and private consulting, and is a recognized expert regarding zoning and land development regulation and administration, and in the field of impact fees, particularly under Georgia's unique laws and court decisions.

We have prepared the vast majority of **impact fee programs** in Georgia, across the State. In addition to impact fee programs, our services related to public facility planning, programming and implementation services include Capital Improvement Programs creating a local funding strategy for a wide spectrum of public facilities.

For several years, Ross Planning Associates has partnered with Paige Hatley, AICP and her firm **Hatley Plans LLC**, on a wide range of projects, including Impact Fee Programs, Comprehensive Plans, Zoning Ordinances and Unified Development Codes.

Bill Ross and Paige Hatley have many years of experience in the planning profession, both as former employees of local governments and as consultants to a wide range of individual cities, counties and utility authorities. Our knowledge and experience in Comprehensive Planning creates a framework within which impact fee projects both reside and implement goals and objectives of a community's long-range vision.

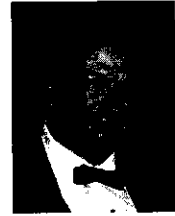
Our specific abilities regarding impact fee programs can be summarized as follows:

- Understanding and implementing a locality's particular political and fiscal priorities.
- Working with citizen groups, including impact fee advisory committees.
- Understanding governmental departments roles and orientation in the planning and implementing of future public facility projects, building permitting and inspection procedures, and financial accounting and record-keeping requirements.
- Implementing new programs, including impact fee programs, tailored to the procedures and relationships withing a local government.

No two communities, and their impact fee programs, are exactly alike. Our services and interaction with each particular local government is tailored to that community.

William F. Ross

President, Ross Planning Associates LLC



CAREER SUMMARY

William F. (Bill) Ross has over 50 years of planning experience in Georgia, both as a private consultant and as a government official in Fulton and Gwinnett Counties. In that time, he has prepared comprehensive plans, land development regulations, and the vast majority of impact fee studies throughout the state.

Mr. Ross carries unique credentials in socio-economic forecasting and infrastructure financing, and has addressed key policy and implementation issues related to long range financial planning in several projects, including the creation of Community Improvement Districts (CIDs) for downtown Atlanta, the Cherokee County Technology Ridge and the Central Perimeter Area; creation of Georgia's second Transportation Management Association; and the land use/regulatory aspects of a Tax Allocation District (TAD) for Bulloch County.

Since the early 1990's, Mr. Ross has prepared impact fee programs for a wide variety of cities and counties in Georgia. Under his hands-on participation, the majority of all impact fee programs adopted in Georgia were prepared by Mr. Ross.

Mr. Ross has worked in the Georgia communities, among others, that are currently authorized by the Georgia Department of Community Affairs (DCA) to collect impact fees (where he prepared, updated and/or helps maintain impact fee programs through State-mandated annual reporting requirements).

Paige Hatley, AICP

President, Hatley Plans LLC



Paige Hatley has 25 years of experience working with local governments, having served as a land use and transportation planner for Nashville (TN), a Main Street Manager for Duluth (GA) and as a planning consultant for cities and counties throughout Georgia. Ms. Hatley's consulting experience includes the preparation of comprehensive plans and land development regulations for Georgia communities.

In recent years, Ms. Hatley has partnered with Bill Ross to prepare, update, implement and maintain state-compliant impact fee programs. These projects include the following (among others):

Georgia Impact Fee Programs (new or full updates to existing programs):

Cities

Alpharetta (2015)
Canton (2018)
Fairburn (underway)
Fayetteville (2024)
East Point (underway)
McDonough (2019)
Milton (2016, 2024)
Sandy Springs (2016, 2024)
Savannah (2022)

Counties

Butts County (2024)
Camden County (2023)
Cherokee County (2021)
Clayton County (underway)
Dawson County (2018, 2024)
Fayette County (2024)
Liberty County (2024)
Rockdale County (2020)
Spalding County (2022)

Capital Improvements Element (CIE) Annual Update Reports:

City of Fayetteville (2021-present)	Rockdale County (2020-present)
City of Milton (2019-present)	Walton County (2021-22)

Impact Fees Implementation Assistance:

County of Canton (2019) Computer Program Manual and Staff Training
County of Savannah Administrator's Handbook (2023) and On-Call Assistance (on-going)
Dawson County (2018) Computer Program Manual and Staff Training
Rockdale County Administrator's Manual (2020)
Walton County Administrator's Manual, Computer Program Manual, and Staff Training (2020)

EDUCATION / PROFESSIONAL CERTIFICATIONS

Master of Community Planning, Auburn University | B.A. History, College of William and Mary
Certified Planner #023658, American Institute of Certified Planners (AICP)

Georgia Impact Fee Clients: Programs and Services

Over the years Bill Ross and Paige Hatley have provided impact fee services to a wide range of client cities, counties and authorities. We are particularly proud of the many repeat “customers” we serve and we are the only consultants that “stick with” our clients to answer questions or solve issues on a pro bono basis.

Since the early 1990’s we have prepared the vast majority of impact fee studies and programs adopted in Georgia. The following listing shows implemented impact fee programs and major updates to those programs that have been completed or are nearing completion.

Acworth, GA	Impact Fee Program	2001
	Impact Fee Program Update	2006
Alpharetta, GA	Impact Fee Program Update	2015
Ball Ground, GA	Impact Fee Program	2024
Barnesville, GA	Water & Sewer Impact Fees	2005
Bloomington	Impact Fee Program	2023
Bryan County, GA	Impact Fee Program	2009
Butts County, GA	Impact Fee Program Update	Underway
Camden County, GA	Impact Fee Program	2008
	First Annual CIE Update Report	2010
	Impact Fee Program Update	2024
Canton, GA	Review of Existing Impact Fee Program	2008
	Impact Fee Program Update	2010
	Impact Fee Program Update	2019
Carrollton, GA	Impact Fee Assessment	2006
Cartersville, GA	Impact Fee Program	2007
	Annual CIE Update Report	2008-2010
Catoosa County, GA	Impact Fee Program	2005
Cherokee County, GA	Impact Fee Program	2000
	First Annual CIE Update Report	2001
	Annual CIE Update Reports	2002-04
	Impact Fee Program Update	2004
	Impact Fee Program Update	2013
	Impact Fee Program Update	2022
Coweta County, GA	Impact Fee Program: Parks & Public Safety	2006
	Impact Fee Program: Roads & Sewer	2007
	First Annual CIE Update Report	2007
	Impact Fee Program Update	2010
Covington, GA	Impact Fee Program	2024
	Expanded Impact Fee Program	2026

Dawson County, GA	Impact Fee Program	2006
	Annual CIE Update Reports	2007-2009
	Impact Fee Program Update	2009
	Impact Fee Program Update	2017
Douglas County, GA	Impact Fee Program Update	Underway
	Impact Fee Program	2006
East Point	First Annual CIE Update Report	2008
	Impact Fee Program	Underway
Effingham County, GA	Assistance with Legal Issues	2006
	Assistance with Legal Issues	2010
Ellijay-Monroe Co Water & Sewer Authority	Water & Sewer Impact Fees	2004
Fairburn, GA	Impact Fee Program	Underway
Fayette County, GA	Impact Fee Program Update	Underway
Fayetteville, GA	Impact Fee Program	1998
	First Annual CIE Update Report	1999
	Impact Fee Program Update	2000
	Analysis: County Jail Fee	2000
	Annual CIE Update Reports	2001-07
	Impact Fee Program Update	2007
	Annual CIE Update Reports	2007-17
	Sewer Connection Fee Study	2012
	Impact Fee Program Update	2017
	Impact Fee Program Update	2018
	Annual CIE Update Report	2021
	Impact Fee Program Update	Underway
Flemington, GA	Impact Fee Program	2018
Fulton County, GA	Impact Fee Program Update	2002
Gilmer County, GA	Impact Fee Program Underway	2026
Hall County, GA	Impact Fee Program	2003
	Impact Fee Program Update	2004
	Impact Fee Program Update	2005
	Impact Fee Program Update	2009
Hampton, GA	Water & Sewer Impact Fees	1993
	Impact Fee Program Update	2001
	Impact Fee Program: Police & Parks	2006
	Impact Fee Program Update	2008
	Annual CIE Update Report	2010
Henry County, GA	Impact Fee Program Update	Underway
	Impact Fee Program	1998
	Impact Fee Program Update	2000
	Impact Fee Program Update	2003
	Impact Fee Program Update	2023

Henry County Water & Sewerage Authority	Water & Sewer Impact Fees	1992
	Impact Fee Program Update	1998
	Impact Fee Program Update	2002
	Impact Fee Program Update	2004
	Connection Fees Update	2008
Hinesville, GA	Impact Fee Program	Underway
Jasper County, GA	Impact Fee Program	2007
	First Annual CIE Update Report	2008
	Impact Fee Program Update	Underway
Jefferson, GA	Impact Fee Program	2005
Jones County, GA	Impact Fee Program	2009
	First Annual CIE Update Report	2010
Kennesaw, GA	Impact Fee Program Update	2010
LaGrange, GA	Impact Fee Program Draft	2010
Lee County, GA	Impact Fee Program	2006
	First Annual CIE Update Report	2007
	Impact Fee Program Update	2007
	Annual CIE Update Reports	2009-2010
Liberty County, GA	Impact Fee Program	2024-2025
Locust Grove, GA	Water & Sewer Impact Fees	1994
	Impact Fee Program: Parks, Public Safety, Roads	2005
Loganville, GA	Water & Sewer Impact Fees	2004
Long County, GA	Impact Fee Program	2019
Lumpkin County, GA	Impact Fee Assessment	2008
Madison, GA	Impact Fee Program	2009
	First Annual CIE Update Report	2010
McDonough, GA	Water & Sewer Impact Fees	1997
	Impact Fee Program: Parks & Public Safety	2003
	Impact Fee Program: Roads	2006
	Annual CIE Update Reports	2018-present
	Impact Fee Ordinance Update	2021
	Impact Fee Ordinance Update	Underway
McIntosh County	Impact Fee Program	Underway
Milton, GA	Impact Fee Program	2015
	Annual CIE Update Reports	2016-21
	Impact Fee Program Update	2024
Monroe County, GA	Impact Fee Assessment	
	Impact Fee Program Draft	2022
	Impact Fee Ordinance Draft	
Newton County, GA	Impact Fee Program	2003
	Impact Fee Program Update	2005
	Annual CIE Update Report	2006
	Impact Fee Program Update	2024
	Impact Fee Program Amendment	Underway
Peachtree City, GA	Impact Fee Program Update	2009
	Impact Fee Program Update	2017

Pike County, GA	Impact Fee Program	2005
	Annual Update	2007
	Impact Fee Program Update	Underway
Rockdale County, GA	Impact Fee Program	2005
	Annual CIE Update Report	2006
	Annual CIE Update Report Review	2008
	Impact Fee Program Update	2010
	Annual CIE Update Reports	2010-21
	Impact Fee Program Update	2021
Roswell, GA	Impact Fee Program Update	2000
	Annual CIE Update Report	2001
	Annual CIE Update Report Reviews	2002-2008
Sandy Springs, GA	Impact Fee Program Update	2016
	Impact Fee Program Update	Underway
Savannah	Impact Fee Program	2022-23
	On-Call Services	2024-25
Senoia, GA	Impact Fee Program	2003
	First Annual CIE Update Report	2004
	Impact Fee Program Update	2006
	Impact Fee Program Update	2020
South Fulton	Impact Fee Program	Underway
Spalding County, GA	Impact Fee Program	2005
	Impact Fee Program Update	2007
	Impact Fee Program Update	2017
	Impact Fee Program Update	2022
St. Marys, GA	Water & Sewer Impact Fees	2001
Stockbridge, GA	Water & Sewer Impact Fees	1992
	Impact Fee Program Update	1998
Thomas County, GA	Impact Fee Program	2007
	Annual CIE Updates	2008-21
	Impact Fee Program Updates	2014 & 2016
	Impact Fee Program Update	2025
	Impact Fee Program Update	2026
Troup County, GA	Impact Fee Program	2009
	Annual CIE Update Report	2010
Walton County, GA	Impact Fee Program	2005
	Annual CIE Update Report Reports	2006-21
	Impact Fee Program Update	2021
Woodstock, GA	Impact Fee Program	2008
Zebulon, GA	Water & Sewer Impact Fees	2006