

The House Committee on Governmental Affairs offers the following substitute to SB 136:

A BILL TO BE ENTITLED
AN ACT

1 To amend Chapter 71 of Title 36 of the Official Code of Georgia Annotated, relating to
2 development impact fees, so as to modify the required revenue source for a development
3 project involving workforce housing; to provide for related matters; to repeal conflicting
4 laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

7 Chapter 71 of Title 36 of the Official Code of Georgia Annotated, relating to development
8 impact fees, is amended by revising subsection (l) of Code Section 36-71-4, relating to
9 calculation of development impact fees, as follows:

10 "(l) A municipal or county development impact fee ordinance may exempt all or part of
11 particular development projects from development impact fees if:

12 (1) Such projects are determined to create extraordinary economic development and
13 employment growth, workforce housing, or affordable housing;

14 (2) The public policy which supports the exemption is contained in the municipality's or
15 county's comprehensive plan; and

16 (3) The exempt development project's proportionate share of the system improvement
17 is funded through a revenue source other than development impact fees; provided,
18 however, that if a development project creates workforce housing and otherwise meets
19 the requirements of this subsection, then a municipal or county development impact fee
20 ordinance may waive the requirements of this paragraph."

21 **SECTION 2.**

22 All laws and parts of laws in conflict with this Act are repealed.