



Rogers C. Anderson
Williamson County Mayor

Community Development
Joe Horne, Director

WILLIAMSON COUNTY GOVERNMENT

January 18, 2017

PRESS RELEASE

Williamson County Government announces that an Educational Impact Fee Fact Sheet and Fee Schedule are available for review on the County's website. This fact sheet is intended to provide answers to frequently asked questions regarding the Educational Impact Fee, its history and implementation.

The Educational Impact Fee was passed in November 2016 by the Williamson County Board of Commissioners. The Educational Impact Fee is assessed to Developers on the issuance of a new residential building permit for the proportionate share of new or expanded educational facilities needed to service new residential growth which is reasonably attributable to the need created by the new residential development within the Williamson County School System.

For more information, contact Joe Horne, Community Development Director at 615.790.5725, or via e-mail (joeh@williamson-tn.org). The fact sheet and fee schedule is available on the County website (www.williamson-tn.gov).

attachment





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Education Impact Fee Fact Sheet January 17, 2017

- 1. What is the Educational Impact Fee?** It is a fee assessed to Developers on the issuance of a new residential building permit for the proportionate share of new or expanded educational facilities needed to service new residential which is reasonably attributable to the need created by the new residential development.
- 2. Where does Williamson County derive the authority to adopt an Educational Impact Fee?** The Impact Fee Act was established by the Tennessee General Assembly by adoption of Chapter 120 of the Private Acts of 1987.
- 3. How was the Educational Impact Fee rate established?** At the direction of the Williamson County Board of Commissioners, Williamson County contracted with consultant TischlerBise of Bethesda, Maryland to accumulate and study data related to projected residential growth and the costs of educational facilities that will be needed to service the residential growth. Based on the projected growth (i.e. new students) and the projected needed capital costs for school-related facilities a table of fees were developed based on the size of a proposed residential dwelling.
- 4. What is the projected growth in school students over the next five years?** Based on population projections developed by the Williamson County School System, the projected student growth is expected to be in excess of 11,000 additional students by Fiscal Year 2020-21.
- 5. When was the Educational Impact Fee adopted?** The Educational Impact Fee was adopted by the County Board of Commissioners on November 14, 2016. Prior to adopting the impact fee, the County held a series of community and stakeholders meetings to solicit input, comments, concerns and to provide notice and educate the public on the Educational Impact Fee.
- 6. When will the Educational Impact Fee go into effect?** The Educational Impact Fee will go into effect on residential building permits issued beginning on March 1, 2017. However, when the Williamson County Board of Commissioners adopted the impact fee it mandated that only one-half (1/2) of the fee rate will be assessed through August 31, 2017. Beginning on September 1, 2017, the full impact fee rate will be assessed.
- 7. Why is the Educational Impact Fee charged at a lower fee rate within the boundaries of the Franklin Special School District (FSSD)?** The FSSD provides schools for grades k through 8 within its boundaries. The Williamson County School District only provides educational facilities for grades 9 through 12 within FSSD. Therefore, new





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residential construction within the boundaries of FSSD will be assessed only for the impact and need for educational facilities to serve grades 9 through 12.

8. Are there exemptions to the Educational Impact Fee? The Education Impact Fee shall be waived for Senior Citizens Dwellings that are restricted by deed covenant restricting ownership to residents 55 years or older; the construction of accessory buildings or structures which will not create additional dwelling units; Alterations or expansion of an existing dwelling unit where no additional dwelling units are created; and structures owned by a non-profit corporation which is a qualified 501(c)3 corporation under the Internal Revenue Code.

9. Is there an appeal process? After payment of the assessed fee under protest, an aggrieved party may appeal the assessment of the impact fee to the Williamson County Board of Adjustment and Appeals. Appeals of any decision by the Board of Adjustment and Appeals may be made to the Chancery Court of Williamson County.

For further details, inquiries may be addressed to Joe Horne, Community Development Director at joeh@williamson-tn.org or 615.790.5725.





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EDUCATIONAL IMPACT FEE SCHEDULE

FEES WITHIN FRANKLIN SPECIAL SCHOOL DISTRICT 1 MARCH '17 THROUGH 31 AUGUST '17

DWELLING UNIT SIZE	9 -12 School Levels Fee for Each Dwelling Unit
1,399 SF or less	\$572.50
1,400 SF to 1899 SF	\$957.00
1,900 SF to 2,399 SF	\$1251.00
2,400 SF to 2,899 SF	\$1496.50
2,900 SF to 3,399 SF	\$1693.00
3,400 SF or more	\$1872.50

FEES WITHIN FRANKLIN SPECIAL SCHOOL DISTRICT BOUNDARIES BEGINNING 1 SEPTEMBER '17

DWELLING UNIT SIZE	9 -12 School Levels Fee for Each Dwelling Unit
1,399 SF or less	\$1145.00
1,400 SF to 1899 SF	\$1914.00
1,900 SF to 2,399 SF	\$2502.00
2,400 SF to 2,899 SF	\$2993.00
2,900 SF to 3,399 SF	\$3386.00
3,400 SF or more	\$3745.00





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FEEES OUTSIDE FRANKLIN SPECIAL SCHOOL DISTRICT BOUNDARIES 1 MARCH '17 THROUGH 31 AUGUST '17

DWELLING UNIT SIZE	Fee for Each Dwelling Unit
1,399 SF or less	\$1413.50
1,400 SF to 1899 SF	\$2658.50
1,900 SF to 2,399 SF	\$3610.00
2,400 SF to 2,899 SF	\$4394.00
2,900 SF to 3,399 SF	\$5037.00
3,400 SF or more	\$5605.00

FEEES OUTSIDE FRANKLIN SPECIAL SCHOOL DISTRICT BOUNDARIES BEGINNING 1 SEPTEMBER '17

DWELLING UNIT SIZE	Fee for Each Dwelling Unit
1,399 SF or less	\$ 2827.00
1,400 SF to 1899 SF	\$ 5317.00
1,900 SF to 2,399 SF	\$ 7220.00
2,400 SF to 2,899 SF	\$ 8788.00
2,900 SF to 3,399 SF	\$10074.00
3,400 SF or more	\$11210.00

