

# Hocking County Impact Fee Ordinance

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## Section 1: Purpose

- A. **Purpose.** The purpose of this ordinance is to ensure that new development in Hocking County contributes its fair share to the cost of public infrastructure and emergency services necessitated by growth.
- B. **Intent.** These fees will support the development of water and sewer infrastructure; road construction and improvements; fire protection and emergency medical services (EMS).

## Section 2: Definitions

- A. **Impact Fee:** A monetary charge imposed on new development to fund capital improvements required by that development.
- B. **Capital Improvements:** Infrastructure projects including roads, water/sewer systems, and emergency service facilities.
- C. **Developer:** Any person or entity undertaking new residential or commercial construction.
- D. **Development:** Construction of new buildings or expansion of existing structures that increase demand on public services.

## Section 3: Applicability and Authority

- A. **Applicability.** This ordinance applies to all new residential and commercial developments within the unincorporated areas of Hocking County.
- B. **Authority.** This ordinance is enacted under the County's police powers and planning authority.

## Section 4: Fee Schedule

- A. **2026 Assessment Fees.** Fees shall be assessed as follows:
  - 1. Residential Development (per dwelling unit):
    - a. Roads:
    - b. Fire/EMS:
  - 2. Commercial Development (per 1,000 sq. ft.):
    - a. Roads:
    - b. Fire/EMS:

- B. **Water and Sewer Assessment.** Impact fees for the development of water and sewer infrastructure shall only be assessed directly on an applicant who desires to develop a particular parcel. The cost of installing the new water and/or sewer infrastructure from the County's existing infrastructure to the parcel in question shall be paid entirely by the applicant. This includes both the cost of the raw materials and the labor to install the infrastructure.
- C. **Yearly Adjustment.** Fees and assessments may be adjusted annually based on inflation and capital improvement costs.

## Section 5: Use of Funds

- A. **Separate Accounts.** Impact fees shall be deposited into separate accounts for each category (roads, water/sewer, fire/EMS).
- B. **Usage of Funds.** Funds:
  - 1. Must be spent within 7 years of collection.
  - 2. Must be refunded if not used within the time frame.
  - 3. Deposited into the road fund shall only for capital improvements directly related to growth.

## Section 6: Credits and Exemptions

- A. **Credits.** Developers may receive credits for:
  - 1. Direct construction of infrastructure improvements
  - 2. Donations of land or equipment for public use
- B. **Exemptions.** Exemptions may apply to:
  - 1. Affordable housing projects
  - 2. Government or nonprofit developments
- C. **Determination of Credits and Exemptions.** Any and all credits and/or exemptions shall be at the discretion of the County Commissioners and shall be determined by said Commissioners at a public meeting.

## Section 7: Administration

The Hocking County Regional Planning Office shall administer fee collection; maintain records of expenditures; and provide annual reports to the County Commissioners

## Section 8: Appeals

Developers may appeal fee assessments to the Hocking County Commissioners within 30 days of issuance.