HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #317-2025-04

ORDINANCE TO AMEND ORD 163-2018-09 IMPACT FEE (ADEQUATE FACILITIES TAX)

PREVIOUSLY PASSED JUNE 2018 WITH EFFECTIVE DATE JULY 1, 2018

WHEREAS, in 2001 a Private Act was passed by the Tennessee General Assembly authorizing Hartsville/Trousdale County to levy an Impact Fee also known as an Adequate Facilities Tax; and

WHEREAS, Hartsville/Trousdale County legislative body levied this tax in 2003 by Ordinance 10-2003 and amended in 2018 by Ordinance 163-2018-09; and

WHEREAS, Hartsville/Trousdale County legislative body sees the need to amend the previous ordinance and establish new impact fees, and

WHEREAS, those fees need to be reviewed due to growth and changes in the economy to ensure our infrastructure is financially supportive; and

WHEREAS, those fees shall apply to all residential dwellings, commercials buildings, and industrial buildings constructed in this county.

THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION, that the Impact Fee or Adequate Facilities Tax of Hartsville/Trousdale County shall be determined as follows:

- **Residential - $5,000** shall be the minimum impact fee.
- **Commercial** - **$5,000** shall be the minimum impact fee PLUS a fee of **$0.50** per square foot over 5,000 square feet.
- **Industrial** - **$7,500** shall be the minimum impact fee.

BE IT FURTHER ORDAINED, that the Impact fee or Adequate Facilities Tax will be credited as $1,500 to the General Services Fund and the remaining amount to the Capital Projects Fund.

BE IT ENACTED that this ordinance shall amend the Impact Fees set by Ordinance 163-2018-09 and take effect upon passage of the third reading by majority vote, the public welfare requiring it.

As recommended by the Codes & Zoning Committee on December 5, 2024, February 20, 2025
Fund appropriations recommended by Budget & Finance Committee on January 21, 2025, February 18, 2025
Public Hearing held April 28, 2025

Motion: ***Approve ORD 317-2025-04 Impact Fee Increase***

1M **Chris Gregory** — **Electronic Vote**

First Reading **March 24, 2025** 2m **Jeff Gregory** *Yes* 13 *No* 2 *Abstain* 0 *Absent* 5 ***PASSED***

Motion: ***Approve ORD 317-2025-04 Impact Fee Increase***

1M **Chris Gregory** — **Electronic Vote**

Second Reading **April 28, 2025** 2m **Landon Gulley** *Yes* 18 *No* 2 *Abstain* 0 *Absent* 0 ***PASSED***

Motion: ***Approve ORD 317-2025-04 Impact Fee Increase***

1M **Chris Gregory** — **Electronic Vote**

Third Reading **April 28, 2025** 2m **Mark Presley** *Yes* 18 *No* 2 *Abstain* 0 *Absent* 0 ***PASSED***

IN EFFECT AND APPROVED ON APRIL 28, 2025 IN REGULAR SESSION

Approved: _____
Lonnie Taylor, Commission Chairman

Attest: _____
Rita Crowder, County Clerk