

Justia › US Law › US Codes and Statutes › Code of Alabama › 2013 Code of Alabama › Title 45 - LOCAL LAWS. › Chapter 2 - BALDWIN COUNTY. › Section 45-2-243.84 - Setting impact fees; levy; credits; sharing of revenues.

[View the 2016 Code of Alabama](#) | [View Previous Versions of the Code of Alabama](#)

2013 Code of Alabama

Title 45 - LOCAL LAWS.

Chapter 2 - BALDWIN COUNTY.

Section 45-2-243.84 - Setting impact fees; levy; credits; sharing of revenues.

Universal Citation: [AL Code § 45-2-243.84 \(2013\)](#)

Section 45-2-243.84

Setting impact fees; levy; credits; sharing of revenues.

(a)(1) An impact fee per service unit of new development may be set by the political subdivision not to exceed one percent of the estimated fair and reasonable market value of the new development after completion.

(2) The estimated fair and reasonable market value of a new development for the purpose of setting an impact fee pursuant to subdivision (1) shall be based on the amount set forth for the issuance of the building permit plus the value of the land or an estimated fair and reasonable market value based on information submitted by the developer. If the political subdivision does not agree with the estimated fair and reasonable market value submitted by the developer, the political subdivision may obtain an appraisal by a licensed appraiser. If the value of the development as submitted by the developer and the value as set forth in the appraisal obtained by the political subdivision are within 10 percent of each other, the two values shall be averaged to determine the estimated fair and reasonable market value of the development. If the two values are not within 10 percent of each other, the developer and the political subdivision shall together select a licensed appraiser to submit an appraisal that would be binding on both parties.

(b) An impact fee may be levied only once on a service unit.

(c) A political subdivision, by ordinance, may provide for credits against any impact fees for

political subdivision may provide the procedure for the approval of any credit against any impact fees on the development as provided in this subsection.

(d) A county may elect to share revenues from the collection of impact fees with a municipality when the revenues are generated in the police jurisdiction of the municipality. Any revenues shared pursuant to this subsection shall be used by the municipality in accordance with this subpart.

(Act 2006-300, p. 622, §5; Act 2008-486, p. 1064, §1.)

Disclaimer: These codes may not be the most recent version. [Alabama](#) may have more current or accurate information. We make no warranties or guarantees about the accuracy, completeness, or adequacy of the information contained on this site or the information linked to on the state site. Please check official sources.



Ask a Lawyer

Question:

Please ask your question here and get free answers from lawyers.

[Add details](#)

120

[Ask Question](#)

Subscribe to Justia's **Free Newsletters** featuring summaries of federal and state court opinions.

Subscribe Now

Find a Lawyer

Municipal	
Alabama	Search

Lawyers - Get Listed Now!

Get a free directory profile listing

Justia Legal Resources

FIND A LAWYER

- Bankruptcy Lawyers
- Business Lawyers
- Criminal Lawyers
- Employment Lawyers
- Estate Planning Lawyers
- Family Lawyers
- Personal Injury Lawyers
- More...

INDIVIDUALS

- Bankruptcy
- Criminal
- Divorce

Family Law

Personal Injury

More...

BUSINESS

Business Formation

Business Operations

Employment

Intellectual Property

International Trade

Real Estate

Tax Law

More...

LAW STUDENTS

Law Schools

Admissions

Financial Aid

Course Outlines

Law Journals

Blogs

Employment

More...

US FEDERAL LAW

US Constitution

US Code

Regulations

Supreme Court

Circuit Courts

District Courts

Dockets & Filings

More...

US STATE LAW

State Constitutions