



SANDY SPRINGS GREEN COMMUNITY INCENTIVES

As a part of The Next Ten Comprehensive Plan, Sandy Springs's goal is to become a regional and national sustainability leader by elevating its commitment to environmentally sustainable practices. Achieving this goal requires ensuring the highest levels of sustainability as part of City operations and actions, while setting a new standard for environmentally responsible practices that others—including developers, businesses, residents and other private stakeholders—can follow.

This policy does not commit the City to provide incentives in any instance, nor does it restrict the City from providing additional incentives in a specific instance as determined by the City in the exercise of its sole discretion. This policy contains specific criteria, guidelines and procedures necessary to administer the Green Community Incentive Policy effectively and fairly.

THIS POLICY IS DESIGNED TO:

1

Promote sustainable and green building design, site planning and landscape design citywide.

2

Encourage the use of energy-efficient building practices citywide

3

Encourage smart growth, revitalization, reuse and redevelopment in the City.

ELIGIBILITY REQUIREMENTS AND CRITERIA

Consideration for incentives will be given to new residential developments or construction (single-family attached or detached), which can include either market-rate or workforce units, which meet at least one of the following criteria:

- Developments which achieve green building certification through a recognized green building program such as LEED, EarthCraft, or ENERGY STAR;
- Developments which achieve WaterSense certification;
- Developments which include solar panel installations in compliance with the City's Solar Panel Array Installation Policy Statement (dated October 2, 2017).

SUBMITTAL REQUIREMENTS

All applications requesting incentives shall be submitted to the City at the time of permit application. All applicants requesting incentives shall provide documentation indicating how the request meets or will meet the criteria set forth in this policy. For new residential developments which include solar panel installations, all applicants requesting incentives shall provide calculations from a licensed design professional showing that the energy consumed by the building will be provided by the solar array.

REIMBURSEMENT REQUIREMENTS

For new residential developments which achieve certification, upon receipt of certification, the applicant is eligible for reimbursement. Projects that are eligible to receive the incentive may request reimbursement within two years of the date of issuance of the Certificate of Occupancy. Applicants are responsible for requesting reimbursement in writing.

AVAILABLE INCENTIVE

The available incentive is reduction/waiver of permit fees. For new residential developments which achieve certification, the City may waive 50% of building permit fees associated with construction and plan review of the project. For new residential developments which include solar panel installations, the City may waive building permit fees associated with construction and plan review of the project in direct relation to the percentage of energy consumption offset by the solar array, to a maximum of 50%. For instance, for new residential development which includes solar panel installations, if 51% of energy consumption is offset by the solar array, the City may waive 50% of building permit fees.

EVALUATION

Each request for incentives will be evaluated by City Staff on an individual basis, taking into consideration compliance with exemption criteria and City green community goals.

Based upon review of the application and the applicant's consistency with the criteria described in this policy, City Staff will issue notification of approval/denial prior to the issuance of any building or land disturbance permit related to the project.