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## GROWTH MANAGEMENT & IMPACT FEES

### **BOMA'S POSITION**

Growth Management and associated impact fees are dynamic and on-going, and are processes that anticipate and accommodate development needs in response to market demand. BOMA Florida supports growth management efforts that:

- Balance growth and development with natural resource preservation
- Promote higher densities around transportation hubs, allowing for concentrations of density outside the urban core
- Support the revitalization of inner cities and older suburbs, encouraging in-fill development and redevelopment of Brownfield sites
- Provide for the funding of future infrastructure through policies that fairly assess the cost of new infrastructure between the public sector and private sector
- Ensure property rights, as well as protecting and enhancing property values

### **BACKGROUND**

Federal, state, and local policies on transportation, environment and taxes have been enacted to control growth, sprawl, and development. Overcrowded roads, inadequate water supplies, troubled downtowns and a reduction in the amount and quality of natural spaces continue to challenge our economy and quality of life.

Growth regulations implemented during the 2011 session sought to impose clarity, limit litigation, acknowledge development challenges of densely populated areas, and are reduce excessive state-direction. The roll-out of these changes are being implemented currently, and this roll-out will require focused monitoring to ensure the goals of the legislation are met.

### **ISSUE SUMMARY**

- (1) Ensuring the new growth legislation provides the framework for regulatory consistency and predictability across local jurisdictions
- (2) Growth is inevitable, and planned growth is essential to economic vitality
- (3) Growth, conducted in an unplanned or excessive fashion undermines the economies and quality of life in existing urban and suburban centers
- (4) Land use, transportation, and development regulations must recognize major differences in dense urban versus suburban areas
- (5) Impact fees are essential and must be proportional to the direct impact of the project, with funds being spent on associated improvements

### **ACTION REQUESTED**

Future development must occur in a more structured fashion and must not harm the tax base, overburden infrastructure, overwhelm the environment, devastate property values, or imperil current municipal areas. BOMA encourages members to put forth grass root efforts to support, oppose, or monitor the bills as denoted in Exhibit A.

**EXHIBIT A: 2012 FLORIDA SESSION BILLS  
IMPACTING COMMERCIAL REAL ESTATE, GROWTH MANAGEMENT, & IMPACT FEES**

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<b>BILL #</b>	<b>TOPIC</b>	<b>BOMA Position</b>
SB 188	Growth Policy	Monitoring
HB 447	Community Redevelopment	Monitoring
HB 515	Growth Enterprise Development	Support; BOMA supports a one-stop permitting system to create efficiencies and reduce costs to landlords
HB 547	Community Redevelopment Agencies	Monitoring
SB 562	Community-based Development Organizations	Monitoring
HB 603	Growth Management	Monitoring
SB 786	Growth Enterprise Development	Support; BOMA supports a one-stop permitting system to create efficiencies and reduce costs to landlords
SB 840	Community Redevelopment Agencies	Monitoring
SB 842	Growth Management	Monitoring
SB 912	Growth Management	Monitoring
HB 4003	Growth Policy Appear at Meeting	Monitoring

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