



**GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS**

DCA/GHFA Compliance Monitoring Fee Table

Effective Date: March 15, 2024

This fee table applies to any property that currently has affordable housing restrictions imposed on it by GHFA/DCA or will have affordable housing restrictions imposed on it by GHFA/DCA due to a submitted application for funding. Payment of the below fees must be by certified funds made payable to the “Georgia Housing and Finance Authority.” All fees remitted to GHFA are non-refundable.

Fee Type	Past Fee Amount	Current Fee Amount	Due Date
Credit Compliance Monitoring Fee (calculated on a per unit basis for all project units)	\$800- 9% credits; \$800 Bond/4% credits; \$1,000 - Average Income deals; \$1,500 – single family detached or duplexes	\$800- 9% credits; \$800 Bond/4% credits; \$1,000 - Average Income deals; \$1,500 – single family detached or duplexes	No later than the Placed in Service Date
Re-Inspection or Additional Inspection fee	\$75 per unit plus travel expenses	\$150 per unit	Due within 15 days of invoicing by DCA
Asset Management Fee for properties for which HOME funds were committed on or after August 23, 2013	\$750 per project annually	\$750 per project annually	Beginning no later than 24 months after HOME construction loan closing
Noncompliance fee* (see below for definition)	N/A	\$250 per instance per month until noncompliance is corrected	Due within 15 days of invoicing by DCA



Management Company Change/Approval Fee	<p>First property: \$500</p> <p>Additional properties: \$150 per property, not to exceed \$2,000 total</p> <p>\$250 penalty fee (per instance) for non-compliance/failure to provide 30 days' notice and receive DCA's approval in advance of the management company change</p>	<p>First property: \$500</p> <p>Additional properties: \$150 per property, not to exceed \$2,000 total</p> <p>\$250 penalty fee (per instance) for non-compliance/failure to provide 30 days' notice and receive DCA's approval in advance of the management company change</p>	Due at the time of Management Change/Approval Request online form completion
Project Concept Change (PCC) Fee for properties currently placed in service (only)	\$1,500	\$1,500: as of July 1, 2024, this fee will be increased to \$2,500.00	Due upon receipt of the invoice
Qualified Contract (QC) Fee	<p>Qualified Contract Eligibility Determination: \$2,500</p> <p>Qualified Contract Request: \$7,500</p> <p>Qualified Contract Inspection: case by case Depends on unit numbers for property (required 100% inspection)</p>	<p>Qualified Contract Eligibility Determination: \$2,500</p> <p>Qualified Contract Request: \$7,500</p> <p>Qualified Contract Inspection: case by case Depends on unit numbers for property (required 100% inspection)</p>	Due upon receipt of the invoice

*Noncompliance fee is assessed to the owner of record at the time of noncompliance and includes but is not limited to:

- Late submission of Annual Owner Certification
- Late submission of HOME Rent Review
- Late submission of DCA audit cures and/or DCA inspection cures beyond the defined cure period (cure period is inclusive of any DCA-approved extensions)

