What is the Fiscal Impact Analysis Model?

The Fiscal Impact Analysis Model (FIAM) is a socio-economic tool used to measure the financial implications of a development or of alternative land use scenarios. The model can be used to help validate the financial feasibility of a comprehensive plan by projecting net cash flow to the public sector resulting from the residential and non-residential development outlined in the plan. Through this analysis the local government can determine its ability to fund the capital improvements that will support the growth of the community, and compare the fiscal implications of various land use options.

*This Model must be used when changing from one land use category to another, i.e. Commercial to Residential

Please inquire with Planning Staff regarding the applicability of using this model to support a land use change.