

### Program Overview

**Program Name:** Brownfields Program Georgia  
Department of Natural Resources (DNR)  
Environmental Protection Division

**Summary:** Georgia's Brownfields Program encourages reuse of contaminated properties by granting broad liability relief for innocent prospective purchasers of properties with known releases of hazardous constituents or petroleum. In exchange for cleanup of contaminated soil and source material, qualified prospective purchasers are not liable to the state or to third parties for damages resulting from the pre-existing release, nor are they required to clean up ground water. Georgia also offers property tax relief for recovery of certified costs for brownfield investigation and cleanup.

**Website:** <http://epd.georgia.gov/brownfield>

**Funding Source(s) for the Program:** Federal Brownfield Grant and Application Review Fees

**Cost to enter program or fees for service:** A non-refundable \$3,000 application review fee is required to participate in the program. Additional fees may be invoiced if the review costs exceed the initial fee.

**Sites Enrolled in VCP:** As of December 2023, 1428 properties had been enrolled in the program; 46 of these properties were subsequently withdrawn.

**Sites Completed under VCP:** As of December 2023, 735 properties completed cleanup under the program or certified compliance following site investigation under program oversight.

### Contacts

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### Assessment and Cleanup Funding

No monetary grants or loans are provided for under the program.

### Incentives

Property tax abatement provisions are available for recovery of certified investigation and cleanup costs at qualifying properties.

### Liability Relief Provisions

The Georgia Brownfield Act (formerly the Hazardous Site Reuse and Redevelopment Act) (OCGA §12-8-200, as amended) provides liability relief (from third-party and ground water cleanup liability) for qualified prospective purchasers of contaminated property who voluntarily agree to remediate soil and source material to promulgated risk reduction standards.

### Contaminants Managed

Hazardous constituents and petroleum are covered.

**Asbestos:** With Conditions - Asbestos abatement is managed by the Lead-based paint and Asbestos Program. Asbestos abatement is an eligible brownfield cost that maybe recouped through the brownfield tax incentive.

**Lead:** Yes

**PCBs:** Yes

**Petroleum and Fuels:** Yes

**Other Contaminants:** No

### Institutional Controls

Georgia has promulgated institutional controls provisions for brownfield sites that are on the state Superfund list and that have not certified compliance with a residential risk reduction standard for soil and ground water. Georgia has enacted a Uniform Environmental Covenants Act to establish an additional mechanism for creating and maintaining engineering and institutional controls.

**IC Tracking:** A database to capture all institutional controls has been developed under the State Superfund and Brownfield Programs.

**IC Oversight:** Oversight and technical review is provided by environmental engineers and geologists under both the State Superfund and Brownfield Programs.

**IC Monitoring:** Monitoring is required when dictated by statute, (i.e., at Hazardous Site Inventory (HSI)-listed sites and at sites that rely on long-term stewardship/institutional controls to achieve compliance with the appropriate cleanup standards.

### Related Programs

#### Underground Storage Tanks Program

<https://epd.georgia.gov/about-us/land-protection-branch/land-protection-branch-technical-guidance/underground-storage-tank>

#### Voluntary Remediation Program

<https://epd.georgia.gov/about-us/land-protection-branch/hazardous-waste/voluntary-remediation>

### Additional Resources

#### Land Protection Branch Technical Guidance

<https://epd.georgia.gov/about-us/land-protection-branch/land-protection-branch-technical-guidance>