



May 7, 2024

The Honorable Pilar Schiavo
California State Assembly
1021 O Street, Room 4140
Sacramento, California 95814

RE: AB 1820 (Schiavo) Housing development projects: applications: fees and exactions – NEUTRAL AS AMENDED

Dear Assemblymember Schiavo:

The American Planning Association, California Chapter (APA California) **will move to a neutral position on your bill, AB 1820, as amended on April 29.** AB 1820 would establish a new process for development proponents to request preliminary project fee and exaction estimates when submitting a preliminary application and receive a final list of all fees and exactions related to the project, within 30 business days.

APA California is a non-profit organization made up of practicing planners, citizens and public officials committed to advancing the practice of local, regional, and statewide planning throughout urban, suburban, and rural California. As adopted in APA California's Legislative Platform, *Plan California*, our organization is supportive of efforts to provide greater transparency surrounding mitigation fees by providing tools to estimate a project's fee stack and post-approval evaluation of fees actually imposed.

As introduced, AB 1820 would have required a local jurisdiction to provide new fee and exaction estimates within 10 days of receiving a request by a development proponent, which would provide very little time for an agency to comply. Planners are currently attempting to keep pace with the level and scale of new planning-related laws that are passed year over year, however many jurisdictions simply lack resources, both in terms of funding and staff capacity, to keep up with the cumulative burden imposed by these new mandates. And because this new requirement would be imposed on development projects without regard to project size or complexity, we appreciate your willingness to allow jurisdictions 30 business days to provide such estimates.

Additionally, not all fees are imposed by a city or county, so we appreciate language that was added to make it clear a development proponent would need to request the fee and exaction estimate from the agency that imposes the fee.

Finally, we also appreciate amendments that make it clear estimates are not legally binding, given they can drastically increase or decrease by the time the project is approved.

We greatly appreciate the time your staff and sponsors have spent with APA California early on to discuss concerns and to allow our organization to put forward amendments to the bill. As always, our we appreciate and welcomes opportunities on how best to implement related laws so that successful outcomes are more likely. **Based on the amendments noted above, APA California will move to a neutral as amended position.**

If you have any questions, please contact Lauren De Valencia, Stefan/George Associates, APA California's lobbyist, at 916 443-5301, lauren@stefangeorge.com.

Sincerely,

Erik de Kok, AICP
Vice President Policy and Legislation
APA California

cc: Assembly Local Government Committee
Assembly Republican Caucus
The Governor
The Office of Planning and Research