



June 10, 2024

The Honorable Joe Patterson
California State Assembly
1021 O Street, Room 4530
Sacramento, CA 95814

**RE: Assembly Bill 2729 – Residential fees and charges – Notice of Opposition
(As Amended April 25, 2024)**

Dear Assemblymember Patterson:

On behalf of the City of Carlsbad, I am writing to express our respectful opposition to Assembly Bill (AB) 2729, which would remove the option for a local agency to collect fees before the final inspection or certificate of occupancy, unless it has a specific plan and funds already set aside for public improvements.

When a housing development begins construction, the City must adjust surrounding infrastructure at pace with the development to ensure that public systems are in place for the future residents of the development. Prohibiting a local agency from collecting fees or charges associated with a housing development project means that we will not be able to adjust surrounding infrastructure at pace with the speed of the development because we will not have the funds available. This, in turn, may create a situation where the residents of the new development may not have access to basic public services when they move into their new home. This would be very detrimental not only to new residents, but it would also damage our community's reputation as a place where people would want to live.

Additionally, completed housing developments take a toll on local infrastructure, including roads, parks, sewer and water lines, and other basic necessities that our residents expect us to maintain. We rely heavily on impact fees to mitigate negative effects of developments on these public services, as well as to fund other general infrastructure maintenance throughout our community. We do not always know the effects that a housing development may have on our community's infrastructure until it is nearing completion, and we use the specified fees to ensure that when a development is completed, there is little delay in getting people moved in. This bill would also have a significant negative impact on our budget during a time of fiscal uncertainty across the state.

The City of Carlsbad opposes legislation that would diminish local control to set and assess development review and building inspection fees. Furthermore, the city supports measures which relieve taxpayers of the burden of paying for services which could be charged directly to the service user, and which simplify the process of establishing such fees.

For these reasons, we must respectfully oppose your measure. Should you have any questions, please contact our legislative advocate Sharon Gonsalves with Renne Public Policy Group at 916-974-9270.

City of Carlsbad City Council

City Hall 1200 Carlsbad Village Drive | Carlsbad, CA 92008 | 442-339-2820 t

Sincerely,

A handwritten signature in black ink, appearing to read 'K Blackburn', with a stylized, cursive flourish at the end.

Keith Blackburn, Mayor

CC: The Honorable Catherine Blakespear, Senate District 38
Brady Borcharding, Deputy Legislative Secretary, Governor Gavin Newsom's Office
of Legislative Affairs