

MAILING ADDRESS:
City Hall
150 City Park Way
Brentwood, CA 94513
Phone: 925.516.5400
Fax: 925.516.5401
www.brentwoodca.gov

CITY MANAGER
150 City Park Way
Phone: 925.516.5440
Fax: 925.516.5441

COMMUNITY DEVELOPMENT
150 City Park Way
Phone: 925.516.5405
Fax: 925.516.5407

**FINANCE AND
INFORMATION SYSTEMS**
150 City Park Way
Phone: 925.516.5460
Fax: 925.516.5401

HUMAN RESOURCES
150 City Park Way
Phone: 925.516.5191
Fax: 925.516.5446

PARKS AND RECREATION
150 City Park Way
Phone: 925.516.5444
Fax: 925.516.5445

POLICE
9100 Brentwood Boulevard
Phone: 925.634.6911
24 Hr. Dispatch: 925.809.7911
Fax: 925.809.7799

**PUBLIC WORKS
Engineering Division**
150 City Park Way
Phone: 925.516.5420
Fax: 925.516.5421

Operations Division
2201 Elkins Way
Phone: 925.516.6000
Fax: 925.516.6001

July 12, 2024

The Honorable Juan Carrillo
Chair, Assembly Committee on Local Government
1021 O Street, Room 157
Sacramento, CA 95814

**RE: AB 2729 (Patterson) Residential fees and charges.
Notice of OPPOSE**

Dear Chair Carrillo,

The City of Brentwood regrettably must oppose measure AB 2729. This measure would remove the authority for local agencies to require payment of fees or charges for public improvements or facilities on residential developments, under certain conditions, before the final inspection or issuance of a certificate of occupancy.

Under existing law, local agencies in California are prohibited from requiring payment of fees or charges for public improvements or facilities on residential developments until the final inspection or issuance of a certificate of occupancy, whichever occurs first. An exception to the current law allows for earlier fee collection if the local agency has established an account for public improvements, appropriated funds, adopted a proposed construction schedule, or incurred expenditures before the final inspection or issuance of the certificate of occupancy.

The measure would remove that exemption, only allowing local agencies to collect fees or charges for public improvements or facilities on residential developments, after the final inspection or certificate of occupancy. This would impose significant challenges to cities across the state. There are often years, between the initial project application for approval and when a developer applies for the issuance of building permits for a project. During this period, costs of infrastructure and public improvements paid for by a city would not be reimbursable.

Cities rely on development fees to finance public improvements associated with a project such as roads, sidewalks, parks, and lighting. By delaying the collection of these fees until after the completion of the project, this measure would disrupt the critical flow of revenue needed to fund local infrastructure projects. Our cities would in essence become a piggy bank for developers, shifting the burden of financing projects from the developers to the local agency. AB 2729 would undermine the financial stability of local governments and hinder their ability to adequately plan for growth and development.

Assembly Bill 2729 (Patterson) Residential fees and charges.

Notice of Oppose.

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For these reasons, The City of Brentwood opposes AB 2729

Sincerely,



Joel R. Bryant
Mayor

cc: Honorable Patterson via Legislative Position Letter Portal
Honorable Timothy S. Grayson, Assembly Member: assemblymember.grayson@assembly.ca.gov
Honorable Diane Burgis, CCC Supervisor: supervisor_burgis@bos.cccounty.us
Honorable City Council Members, City of Brentwood: citycouncil@brentwoodca.gov
Sam Caygill, East Bay Division, Cal Cities: scaygill@calcities.org
League of California Cities: cityletters@calcities.org

