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Policy Principles for Housing Impact Fee Legislation

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- **Support Transparency.** Local agencies should continue to adopt housing development impact fees in a transparent, publicly-accountable manner consistent with existing law. Moreover, fee schedules should be readily available to development proponents. Counties should not, however, be required to serve as a clearinghouse for all other applicable development impact fees, including those imposed by other local districts.
- **Support Reasonable Certainty for Development Proponents.** Proponents of housing development projects should have a reasonable level of certainty that impact fees will not drastically change over the course of a project's approval process. The goal of certainty for developers must be balanced against reasonable changes in total fee charges due to changes in the scope of a project, the time elapsed between project approval and actual construction, and environmental analysis of the impacts of a project.
- **Oppose Arbitrary Caps or Fee Waivers.** Each local community has differing infrastructure and public facility needs due to geography, existing infrastructure, and community priorities. While the state has an interest in ensuring that housing is affordable for households at all income levels, it should not impose arbitrary limitations or waivers on impact fees without backfilling local costs to provide necessary infrastructure and facilities.
- **Oppose Unreasonably Burdensome Reporting Requirements.** Existing law already requires local transparency and reporting on impact fee programs. Any new reporting or disclosure requirements must be narrowly tailored and funding must be provided for implementation.
- **Support Reasonable Metrics for Calculation of Fees.** Local governments should be encouraged to review fee programs to ensure that they are calibrated to promote affordability by design. Where appropriate, fees should be designed so that they do not create impediments to smaller units that are often more affordable.
- **Support Options for Fee Deferral.** Local governments should be encouraged to provide opportunities for developers to defer housing development impact fees, ensuring that local agencies receive funding needed to address impacts while reducing construction financing costs for housing developers.
- **Support State Regulatory Changes to Reduce Fees.** State laws and regulations can increase pressure to impose impact fees through mandates that increase the costs of providing local services and infrastructure. State-led efforts to reduce local fees must also recognize the impacts of these requirements.