

Annual Adjustment of East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) Mitigation Fees

FEE TYPE	YEAR ¹																				% Change Relative to: 2022	
	2006	2007	2008	2009	2010	2011	2012	2013	2013	2014	2015	2016	2017	2018	2019	2020	2020	2021	2022	2023		
	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee Audit ²	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee Audit (2017) ²	Fee	Fee	Fee ³		
Development Fees (per acre)																						
Zone I	\$11,919.00	\$12,456.88	\$12,077.65	\$10,731.11	\$10,558.09	\$10,662.15	\$10,584.32	\$10,924.14	\$10,076.00	\$11,146.99	\$11,877.42	\$12,788.47	\$13,491.41	\$14,404.82	\$15,342.88	\$15,693.67	\$ 16,442.17	\$ 16,890.46	\$ 18,937.95	\$ 19,611.52	3.56%	
Zone II	\$23,838.00	\$24,913.77	\$24,155.30	\$21,462.21	\$21,116.18	\$21,324.30	\$21,168.64	\$21,848.28	\$20,152.00	\$22,293.98	\$23,754.84	\$25,576.95	\$26,982.82	\$28,809.65	\$30,685.76	\$31,387.35	\$ 32,884.34	\$ 33,780.93	\$ 37,875.90	\$ 39,223.04	3.56%	
Zone III	\$5,960.00	\$6,228.96	\$6,039.33	\$5,366.00	\$5,279.49	\$5,331.52	\$5,292.61	\$5,462.53	\$5,038.00	\$5,573.50	\$5,938.71	\$6,394.24	\$6,745.71	\$7,202.41	\$7,671.44	\$7,846.84	\$ 8,221.09	\$ 8,445.23	\$ 9,468.98	\$ 9,805.76	3.56%	
Wetland Mitigation Fees (per acre, except as noted)																						
Riparian Woodland/Scrub	\$58,140.00	\$60,004.38	\$61,968.58	\$61,980.77	\$63,600.58	\$68,000.00	\$69,992.40	\$71,547.41	\$87,978.00	\$90,247.12	\$92,657.27	\$95,601.46	\$98,978.33	\$101,891.30	\$106,475.81	\$109,087.61	\$99,235.25	\$101,220.24	\$105,515.99	\$110,667.08	4.88%	
Perennial Wetlands	\$79,560.00	\$82,111.26	\$84,799.11	\$84,815.80	\$87,032.37	\$117,000.00	\$120,428.10	\$123,103.63	\$129,261.00	\$132,594.88	\$136,135.98	\$140,461.72	\$145,423.14	\$149,703.01	\$156,438.77	\$160,276.13	\$150,393.11	\$153,401.41	\$159,911.71	\$167,718.29	4.88%	
Seasonal Wetland	\$172,380.00	\$177,907.73	\$183,731.40	\$183,767.56	\$188,570.13	\$245,000.00	\$252,178.50	\$257,781.10	\$299,636.00	\$307,364.17	\$315,572.69	\$325,600.04	\$337,100.98	\$347,022.00	\$362,635.95	\$371,531.23	\$351,945.19	\$358,985.11	\$374,220.31	\$392,489.03	4.88%	
Alkali Wetland	\$163,200.00	\$168,433.35	\$173,946.89	\$173,981.12	\$178,527.93	\$228,000.00	\$234,680.40	\$239,894.25	\$302,668.00	\$310,474.37	\$318,765.95	\$328,894.77	\$340,512.08	\$350,533.50	\$366,305.45	\$375,290.73	\$355,791.64	\$362,908.51	\$378,310.21	\$396,778.59	4.88%	
Ponds	\$86,700.00	\$89,480.22	\$92,409.28	\$92,427.47	\$94,842.96	\$117,000.00	\$120,428.10	\$123,103.63	\$163,972.00	\$168,201.14	\$172,693.15	\$178,180.49	\$184,474.23	\$189,903.39	\$198,447.93	\$203,315.75	\$193,666.29	\$197,540.18	\$205,923.71	\$215,976.51	4.88%	
Aquatic (Open Water)	\$43,860.00	\$45,266.46	\$46,748.23	\$46,757.43	\$47,979.38	\$58,000.00	\$59,699.40	\$61,025.73	\$81,986.00	\$84,100.57	\$86,346.58	\$89,090.25	\$92,237.12	\$94,951.69	\$99,223.96	\$101,657.88	\$96,833.70	\$98,770.65	\$102,962.44	\$107,988.87	4.88%	
Slough/Channel	\$98,940.00	\$102,112.72	\$105,455.30	\$105,476.05	\$108,232.56	\$124,000.00	\$127,633.20	\$130,468.80	\$119,488.00	\$122,569.82	\$125,843.19	\$129,841.87	\$134,428.18	\$138,384.46	\$144,610.94	\$148,158.18	\$138,277.33	\$141,043.28	\$147,029.10	\$154,206.78	4.88%	
Streams ≤ 25 feet wide (fee per linear foot)	\$474.00	\$489.20	\$505.21	\$505.31	\$518.52	\$407.00	\$418.93	\$428.23	\$334.00	\$342.61	\$351.76	\$362.94	\$375.76	\$386.82	\$404.23	\$414.14	\$510.29	\$520.50	\$542.59	\$569.07	4.88%	
Streams > 25 feet wide (fee per linear foot)	\$714.00	\$736.90	\$761.02	\$761.17	\$781.06	\$613.00	\$630.96	\$644.98	\$501.00	\$513.92	\$527.65	\$544.41	\$563.64	\$580.23	\$606.34	\$621.21	\$765.98	\$781.31	\$814.47	\$854.23	4.88%	

¹Except for changes approved as a result of regular periodic fee audits, Development Fees are adjusted annually according to a formula that includes both a Home Price Index (HPI) and a Consumer Price Index (CPI). The Wetland Mitigation Fees are adjusted according to a CPI.

²To ensure that the fees generated by development and other covered activities are adequately covering their share of Plan costs, a thorough fee audit will be completed in years 3, 6, 10, 15, 20, and 25 of the HCP/NCCP. The 2017 Fee Audit was not adopted by the co-permittees until 2021.

³The co-permittees have not adopted the 2023 Fee Audit as of March 7, 2023.

2017 ECCC HCP/NCCP Fee Audit and Nexus Study Fee Update Adoption Schedule

HCP/NCCP Permittee	Adoption Item	Adoption Date	Effective Date
East Contra Costa County Habitat Conservancy	Adopt the 2017 East Contra Costa County HCP/NCCP Mitigation Fee Audit and Nexus Study consistent with requirements in the HCP/NCCP for periodic review of the HCP/NCCP fees	February 22, 2021	February 22, 2021
Contra Costa County Board of Supervisors	Ordinance No. 2021-25 Adoption of the ECCC HCP/NCCP Fees and Implementation Procedures	August 3, 2021	October 2, 2021
Clayton City Council	Resolution No. 56-2021 A resolution of the City Council of the City of Clayton Updating Implementation Fees for the ECCC HCP/NCCP (CDD 07-2021)	October 5, 2021	December 4, 2021
Oakley City Council	Ordinance No. 08-21 An ordinance of the City Council of the City of Oakley adopting the ECCC HCP/NCCP fees and implementation procedures	October 26, 2021	December 25, 2021
Pittsburg City Council	Resolution No. 22-14061 Adoption of a City Council Resolution Approving an Update to the HCP/NCCP Mitigation Fees	March 7, 2022	May 6, 2022
Brentwood City Council	Resolution 2022-56 Resolution of the City Council of the City of Brentwood Amending Brentwood Habitat Conservation Fees Necessary to Implement the ECCC HCP/NCCP and Amending the 2021/2022 Cost Allocation Plan and Schedule of City Fees	April 26, 2022	June 25, 2022