

2025 FOREST CONSERVATION FEE INCREASES

Biennial review of fee-in-lieu and maximum administrative civil penalty for forest conservation violation amounts.

COMPLETED: 4/28/2025

PLANNING BOARD HEARING DATE: 5/1/2025

MCPB ITEM NO. XX

Planning Staff



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Summary

- Staff recommends a \$0.10 increase to the forest conservation in-lieu fee amount to a new rate of \$1.55 per square foot.
- Staff recommends a \$0.85 increase to the maximum administrative civil penalty allowable for forest conservation violations to a new rate of \$13.85 per square foot.

BACKGROUND

Staff is required by Montgomery County Council Resolution 15-1271 to assess the forest conservation in-lieu fee amount and the maximum administrative civil penalty every odd numbered year. The County Resolution indicates that this increase must be made by May 1 of each odd numbered year and applicable on July 1. The in-lieu fee amount is currently \$1.45 per square foot and the maximum civil administrative penalty is currently \$13.00 per square foot. These rates became effective on July 1, 2023.

Montgomery County Council Resolution 15-1271 (Attachment 1) requires the Planning Board to adjust the forest conservation in-lieu amount and administrative civil penalty based on the Consumer Price Index for the Baltimore-Washington Area, or any successor index. The County resolution indicates that increases shall only be based on the two most recent calendar years.

In January 2018, the U.S. Bureau of Labor Statistics, part of the Department of Labor, discontinued the Washington-Baltimore metropolitan area and separated it into 2 new Core Based Statistical Areas (CBSA). Montgomery County was placed into the CBSA called Washington-Arlington-Alexandria. Therefore, the determination of the new in-lieu fee amount and the administrative civil penalty is based on the comparison of the consumer price index for the Washington-Arlington-Alexandria CBSA from January 2023 to January 2025.

ANALYSIS

The United States Bureau of Labor Statistics data indicates that the Consumer Price Index increased between January 2023 and January 2025 for the Washington-Arlington-Alexandria CBSA (Attachment 2). The consumer price index was 299.149 in January 2023 and 318.175 in January 2025. The January 2025 index is a 6.36% increase from January 2023. Therefore:

- Based on Consumer Price Index the increase in the forest conservation in-lieu amount is \$0.09222 ($\$1.45 \times 6.36\% = \0.09222) per square foot. The new in-lieu fee rate would be \$1.54222 per square foot ($\$1.45 + \0.09222).
- Based on the Consumer Price Index the increase in the maximum forest conservation administrative civil penalty is \$0.82680 ($\$13.00 \times 6.36\% = \0.82680) per square foot. The new maximum forest conservation penalty rate would be \$13.82680 per square foot ($\$13.00 + \$0.82680 = \$13.82680$).

The Council Resolution requires all adjustments to be rounded to the nearest multiple of 5 cents. Common rounding practices will round the in-lieu amount from \$1.54222 to \$1.55 per square foot and the maximum administrative civil penalty rate will be rounded from \$13.82680 to \$13.85 per square foot.

RECOMMENDATIONS

Based on the direction provided in County Council Resolution 15-1271 staff recommends the Planning Board set the in-lieu rate and the maximum administrative civil penalty to the following amounts:

- In-lieu amount = \$1.55 per square foot
- Maximum administrative civil penalty = \$13.85 per square foot.

These new rates will become effective July 1, 2025. County Council Resolution 15-1271 does not include a legacy clause. Therefore, applicants desiring to meet their forest conservation requirements via an in-lieu fee payment after July 1, 2025 must pay at a rate equal to \$1.55 per square foot regardless of when the plan was approved. Similarly, violations to Chapter 22A of the County code can be assessed civil administrative penalties based on the higher rate after July 1, 2025.