TAHOE REGIONAL PLANNING AGENCY

May 27, 2026

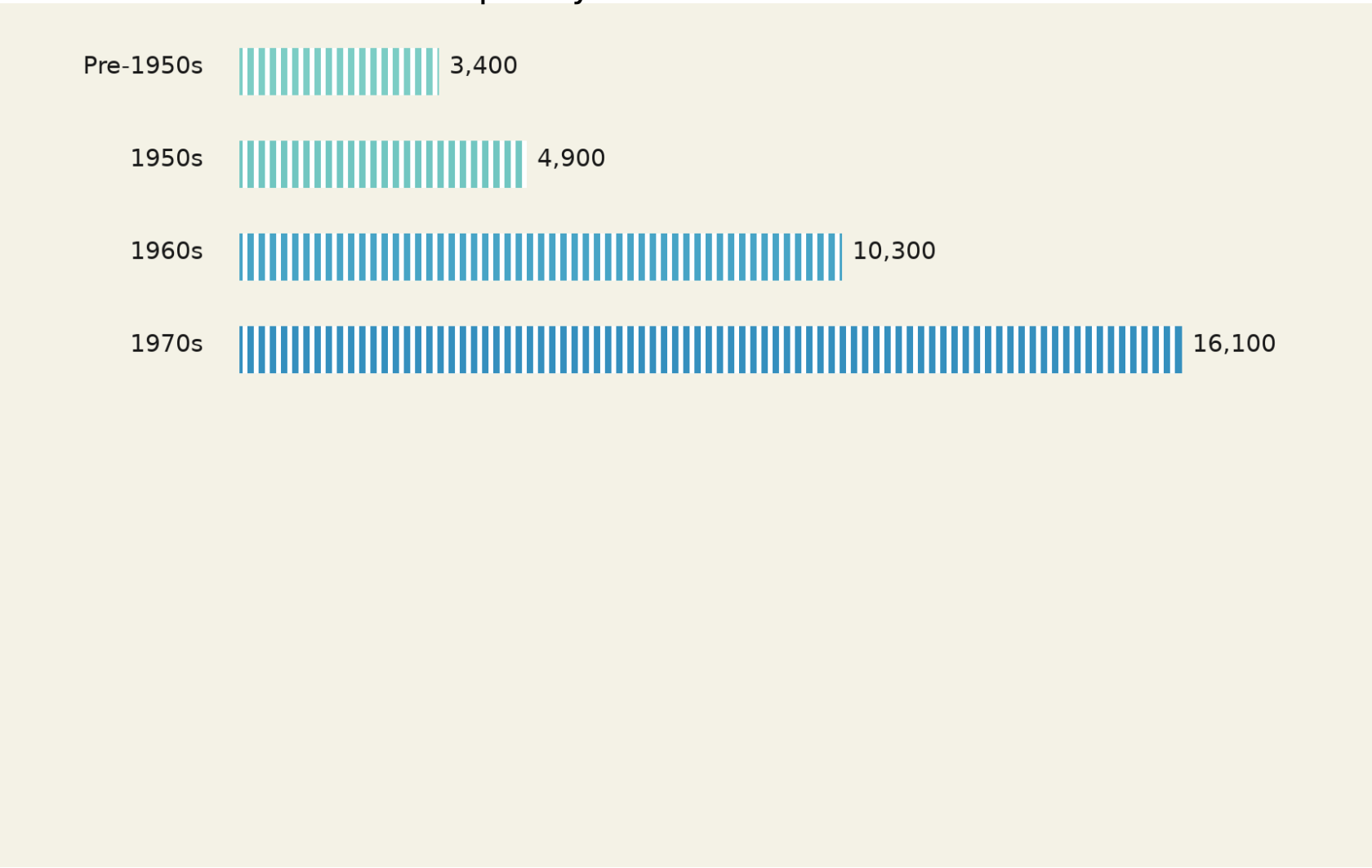
TRPA Governing Board, Item 7.A.:

Regional Plan Development Tracking Update

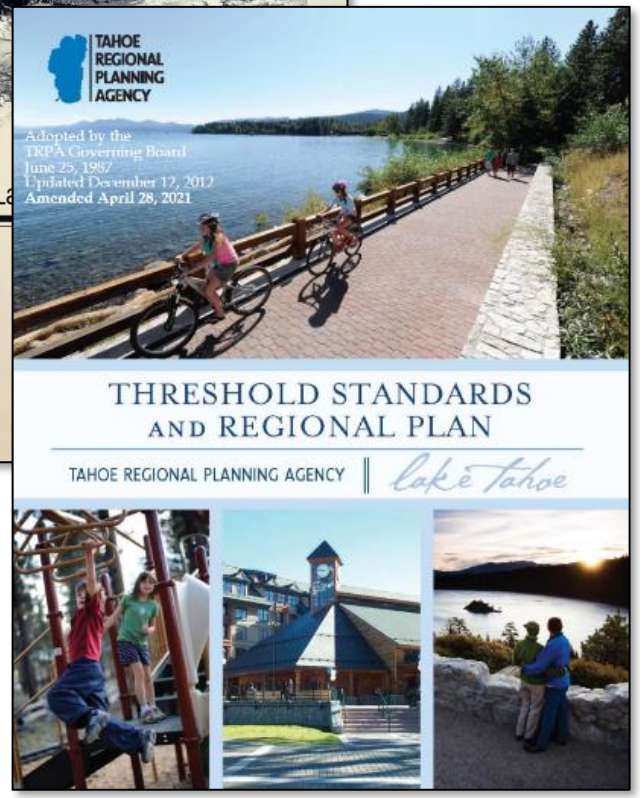
Ken Kasman
TRPA Reporting and Accountability Department Director

Regional Development

Lake Tahoe Parcels Developed by Decade



TAHOE REGIONAL PLANNING AGENCY



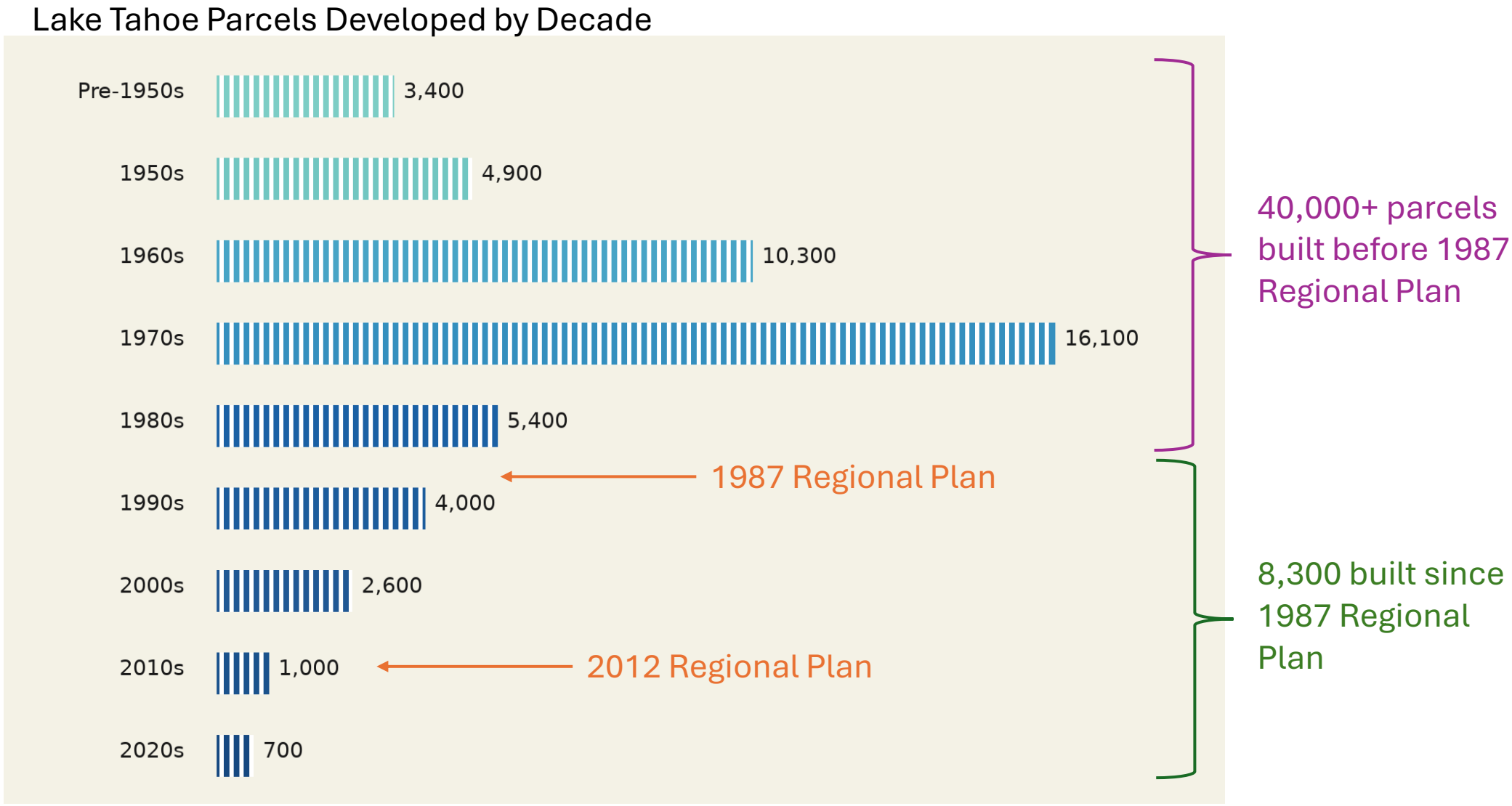
DP-2.2 THE MAXIMUM AMOUNT OF RESIDENTIAL ALLOCATIONS, COMMERCIAL FLOOR AREA, TOURIST BONUS UNITS AND RESIDENTIAL BONUS UNITS THAT MAY BE RELEASED BEFORE DECEMBER 31, 2032 IS OUTLINED IN THE TABLE BELOW.

ALLOCATION AND DEVELOPMENT RIGHTS ACCOUNTING[4]			
ALLOCATIONS/ DEVELOPMENT RIGHTS	**USED 1987-2012**	**REMAINING FROM 1987 PLAN[1]**	**2013 ADDITIONS**
Residential Allocations	**5,973**	**114**	**2600**
Residential Bonus Units	**526**	**874**	**600[2]**
Tourist Bonus Units	**58**	**342**	**0**
Commercial Floor Area (Total square feet))	**416,421**	**383,579**	**200,000[3]**
Placer County	*128,623*	*72,609*	
Washoe County	*87,906*	*2,000*	
Douglas County	*45,300*	*36,250*	
El Dorado County	*15,250*	*36,150*	
City of South Lake Tahoe	*77,042*	*52,986*	
TRPA Special Project and CEP Pool	*62,300*	*183,584*	

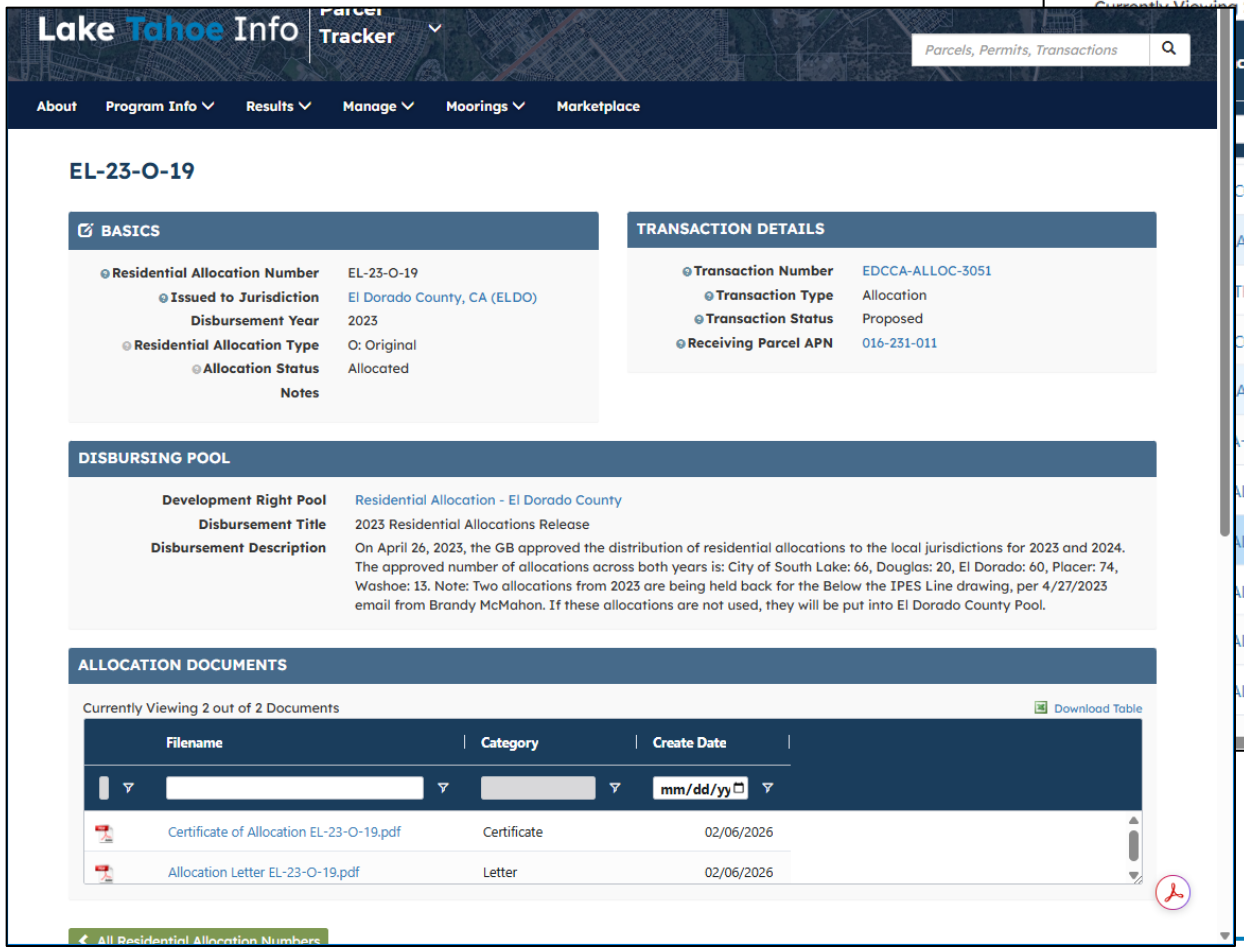
Note 1: *158,816 sq. ft. of Commercial Floor Area, 245 Residential Bonus Units and 90 Tourist Bonus Units have been reserved or allocated to projects (e.g., Community Enhancement Projects) that have not been permitted or permitted but not built are accounted for in the "Remaining from 1987 Plan" column. The 114 remaining residential allocations were distributed to local governments in 2011 and 2012, but have not been built.*

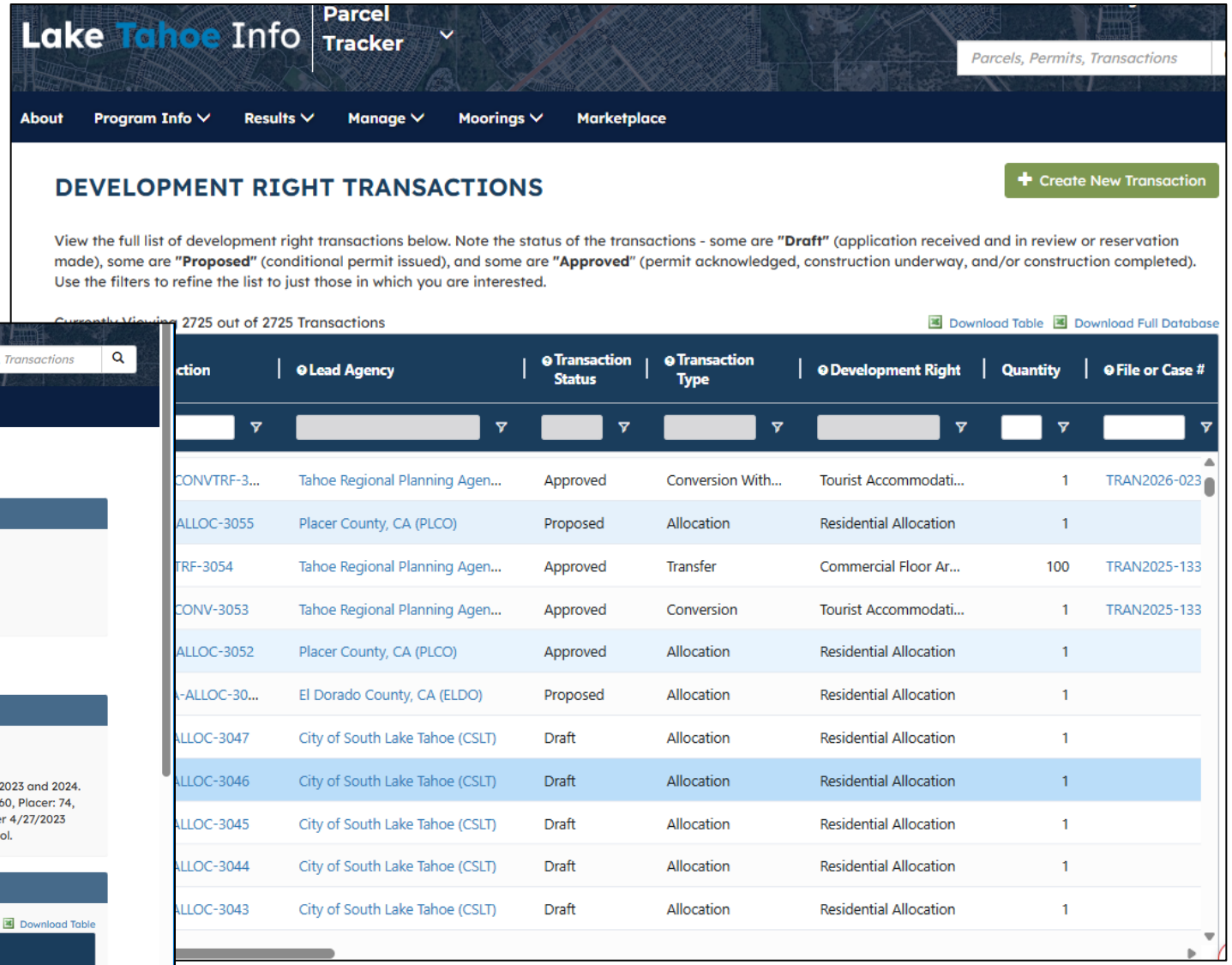
Note 2: *600 Residential Bonus Units shall be used only in Centers.*

Regional Development

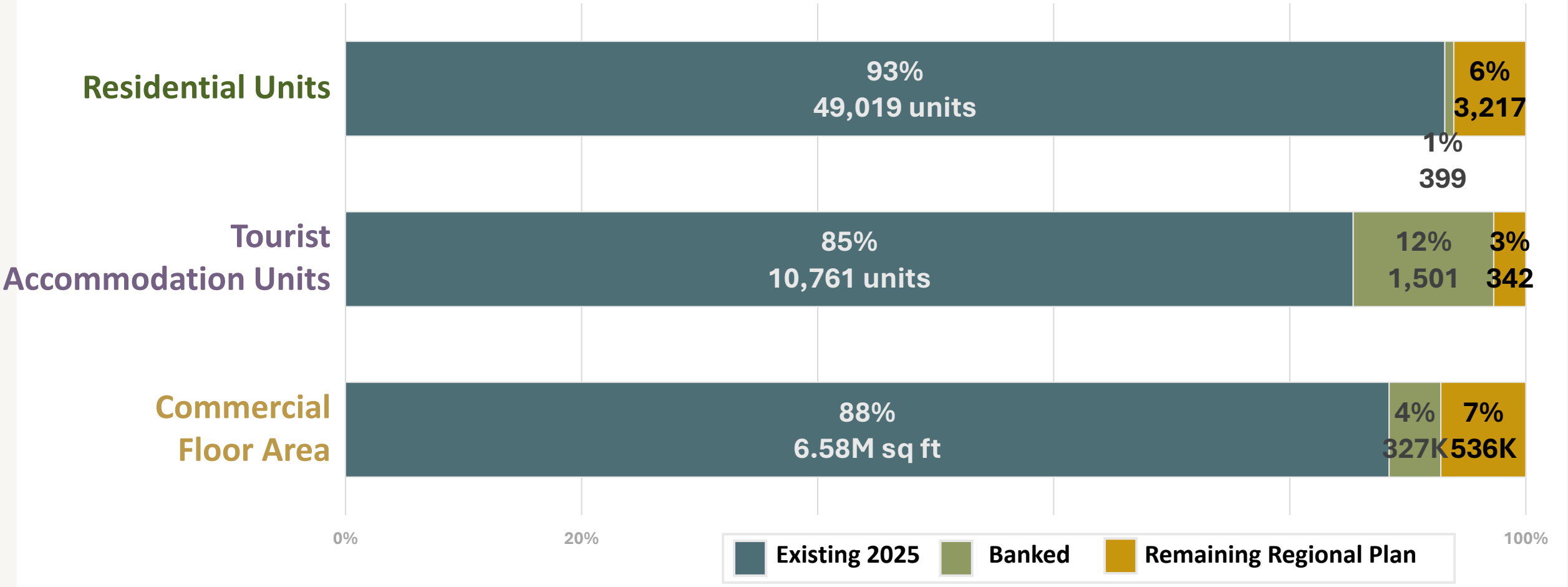


TAHOE REGIONAL PLANNING AGENCY



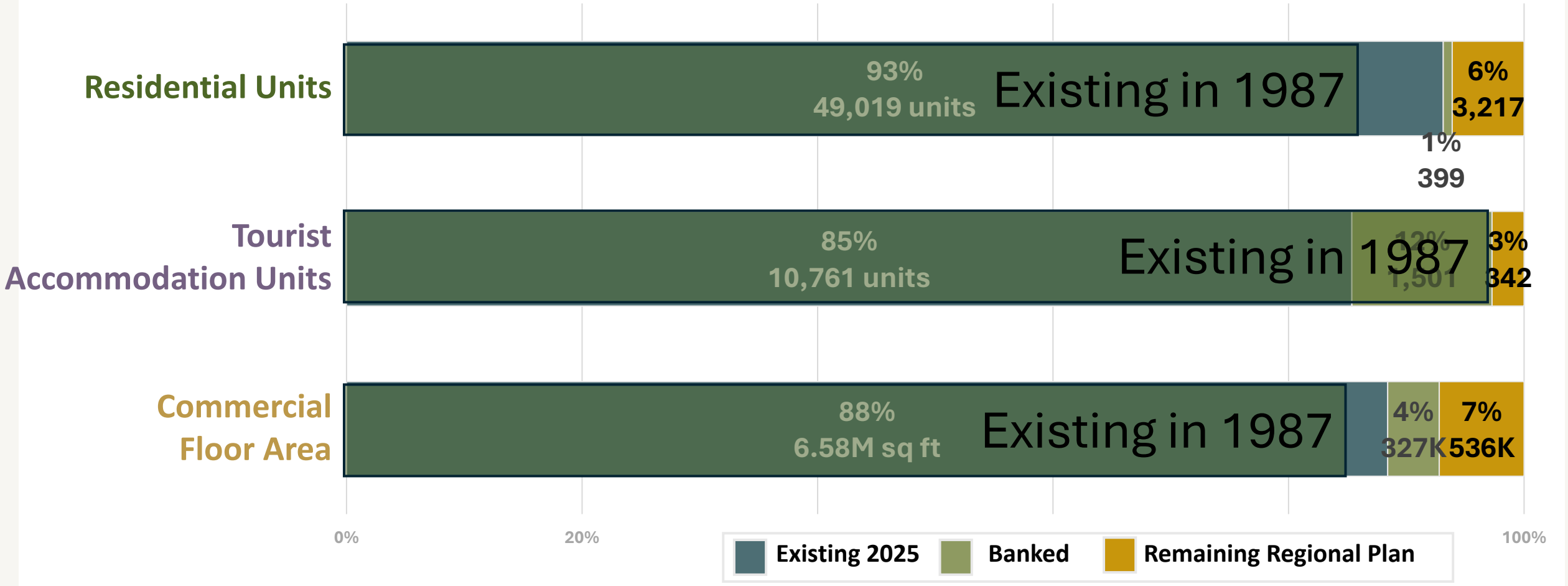


Total Development Capacity



Source: Tahoe Regional Planning Agency (TRPA) 2026. Data through December 31, 2025.

Total Development Capacity



Source: Tahoe Regional Planning Agency (TRPA) 2026. Data through December 31, 2025.

Regional Plan: New Development

Residential Allocations	Residential Bonus Units	Tourist Bonus Units	Commercial Floor Area
8,687 Units	**2,000** Units	**400** Units	**1,000,000** Square Feet

Assigned to Development as of 2025

Residential Allocations	Residential Bonus Units	Tourist Bonus Units	Commercial Floor Area
80%	**63%**	**49%**	**51%**
6,734 of 8,687 units built (78%)	736 of 2,000 units built (37%)	58 of 400 units built (15%)	464K of 1.0M sq ft built (46%)

Source: Tahoe Regional Planning Agency (TRPA) · Lake Tahoe Regional Plan

Residential Units – Key Statistics

49,019

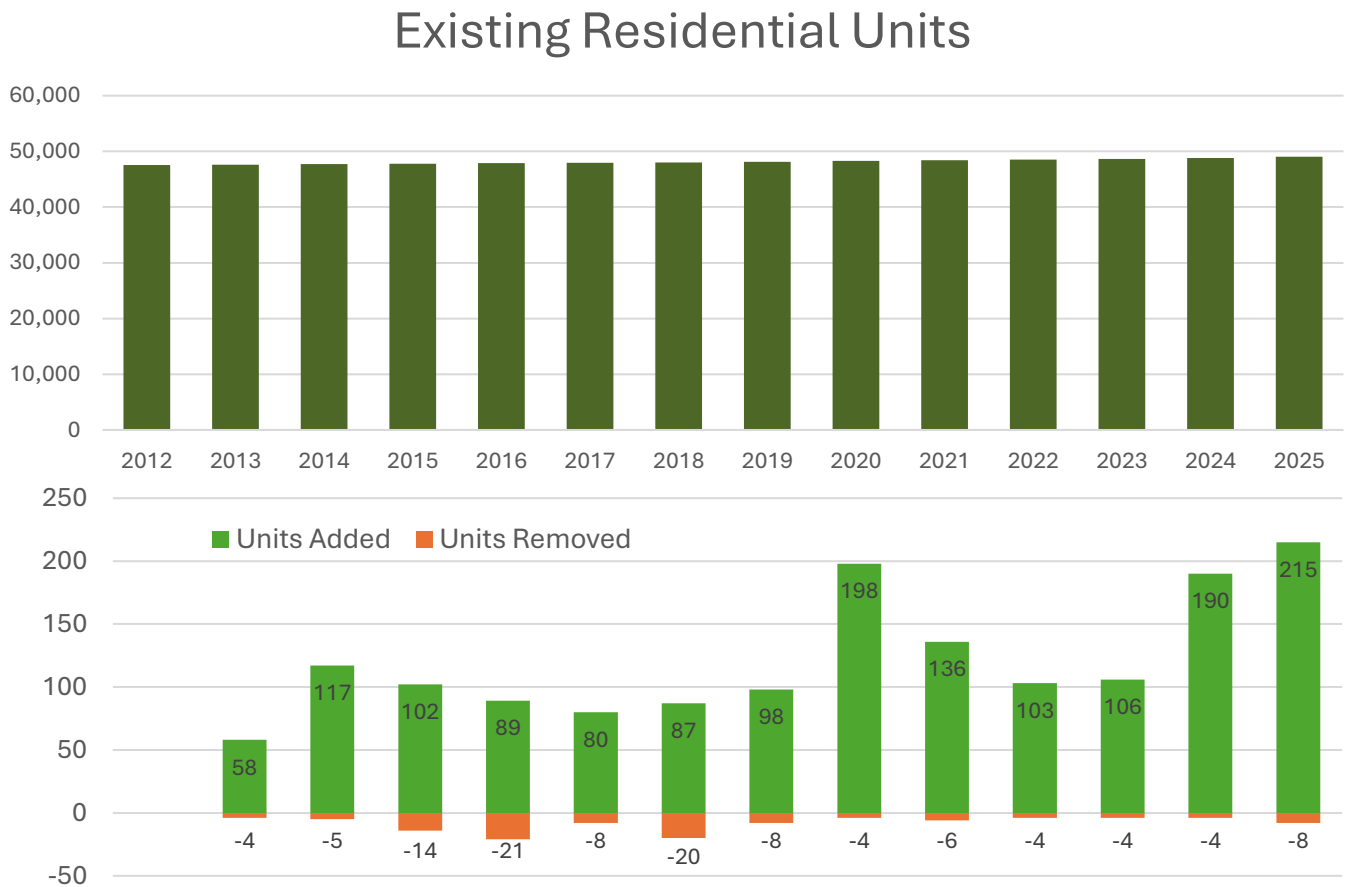
Total Residential Units (2025)

2012 baseline: 47,550

+1,469

Net Change 2012–2025

+3.1% over 13 years



Key Findings

- Residential Allocations remain the largest cumulative source (887 units added, 56% of total additions)
- Bonus Units surged in 2024–2025, becoming the #1 source of 2024 and 2025 additions

Source: Tahoe Regional Planning Agency (TRPA) 2026. Data through December 31, 2025.

Commercial Floor Area – Key Statistics

6,583,769

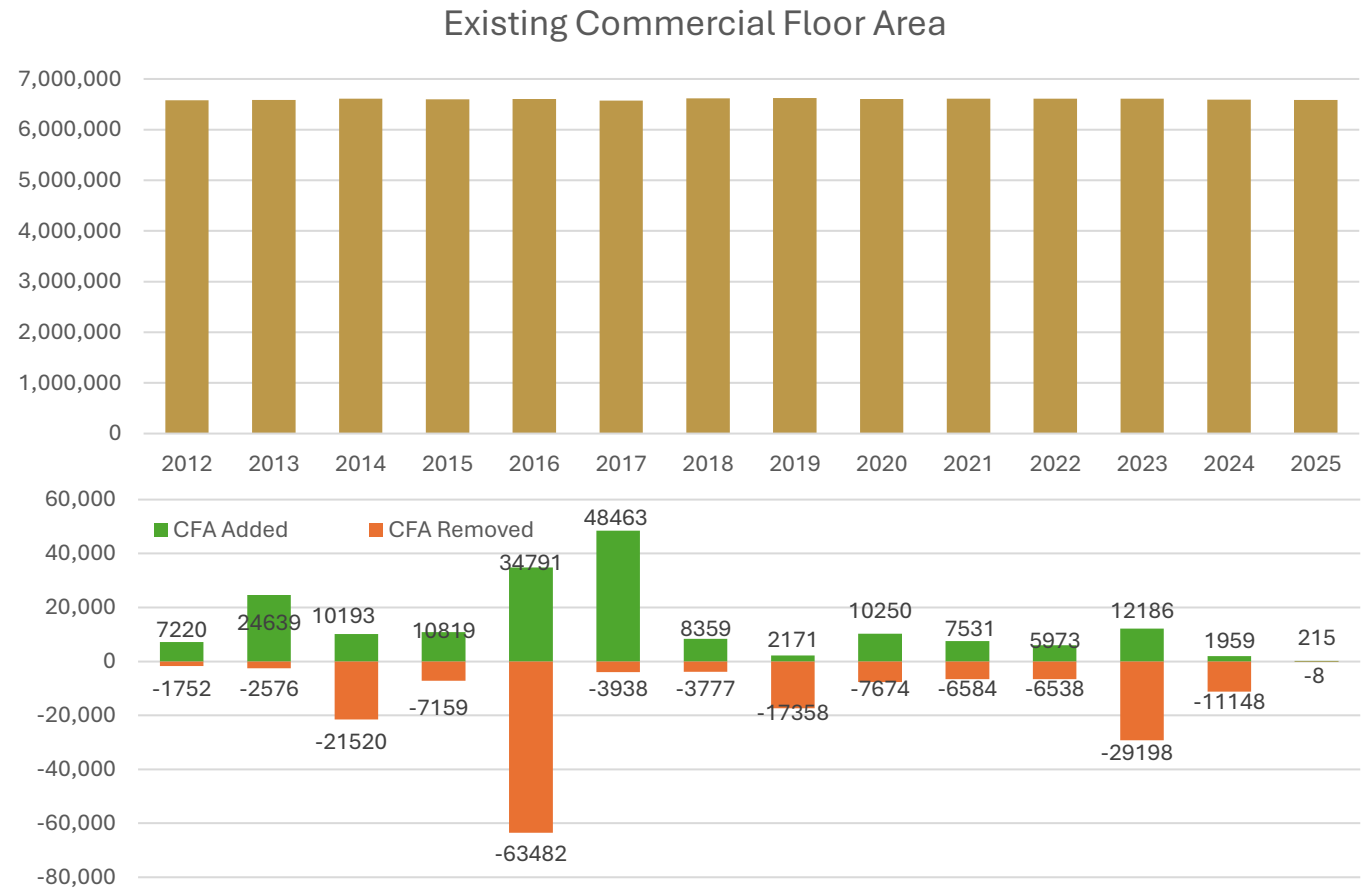
Total Commercial Floor Area (2025)

2012 baseline: 6,592,644

+1,850

Net Change 2012–2025

+0.0% over 13 years



Key Findings

- Added commercial at Bijou Marketplace and Chateau offset by large scale removals: Lakeside Inn, Tahoe City Lodge
- 16K square feet of commercial floor area have been removed and converted to other types of development

Source: Tahoe Regional Planning Agency (TRPA) 2026. Data through December 31, 2025.

Tourist Units – Key Statistics

10,761

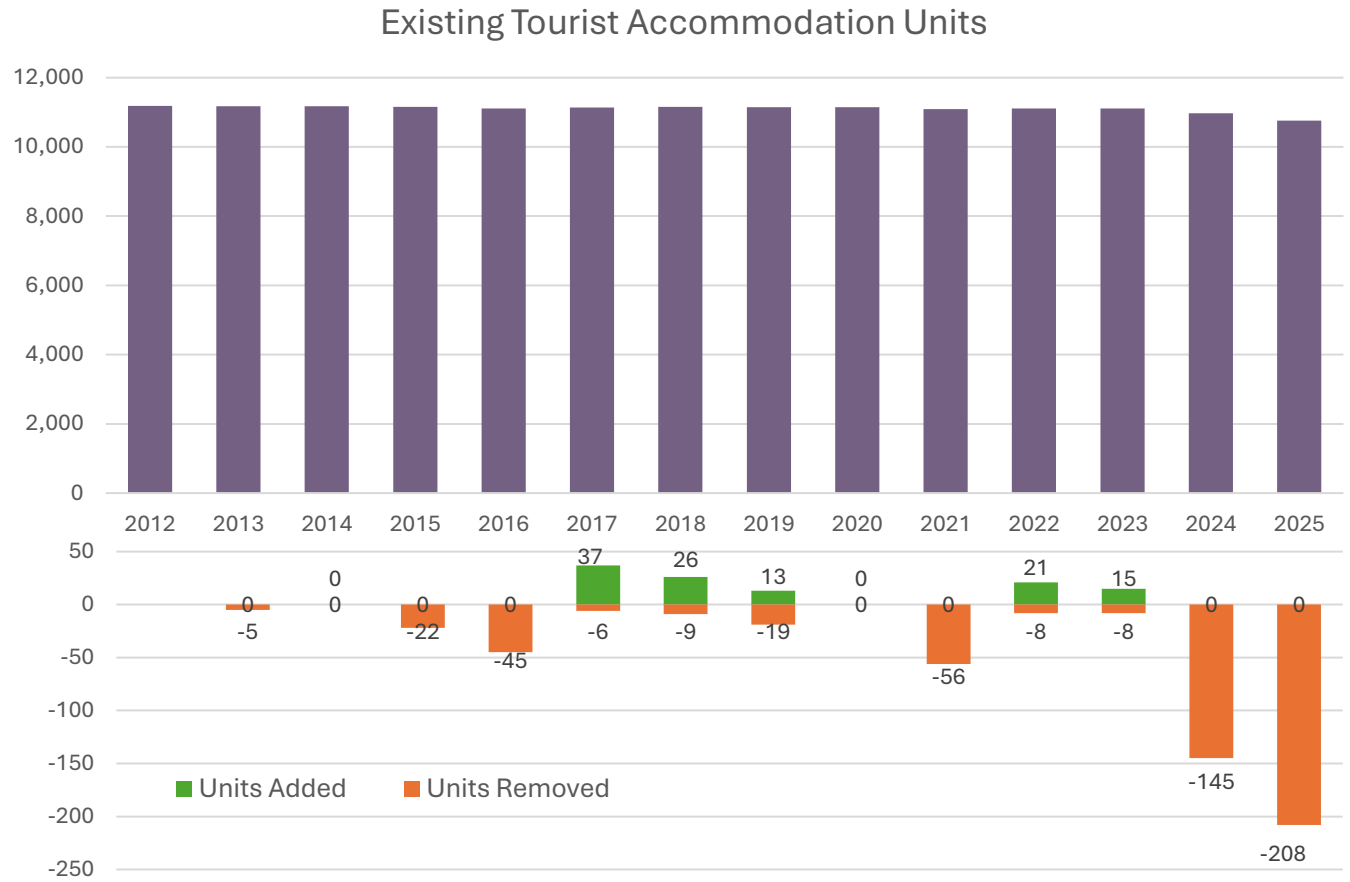
Total Tourist Units (2025)

2012 baseline: 11,180

-419

Net Change 2012–2025

-3.7% over 13 years

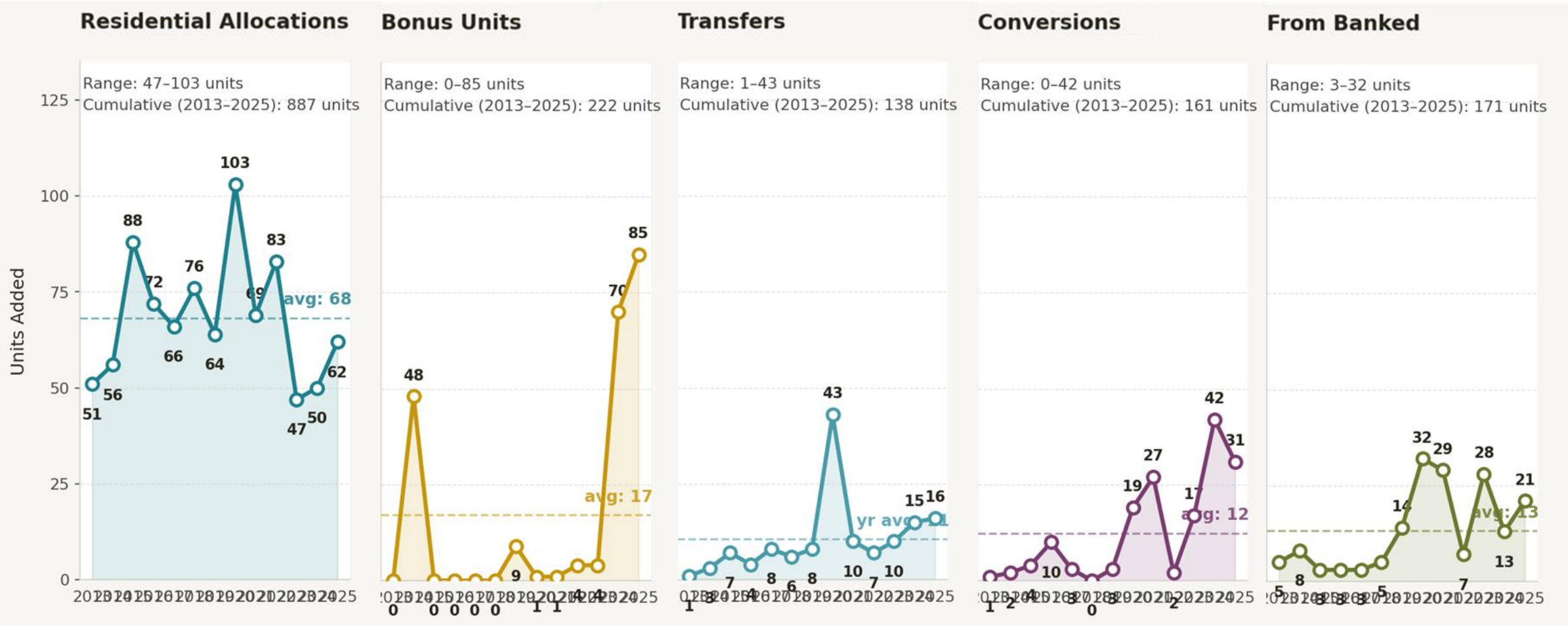


Key Findings

- Added units at Edgewood and Zalanta offset by large scale removals: Knights Inn, Lakeside Inn, Motel 6, Sunray Motel
- 66 Tourist Units have been removed and converted to other types of development

Source: Tahoe Regional Planning Agency (TRPA) 2026. Data through December 31, 2025.

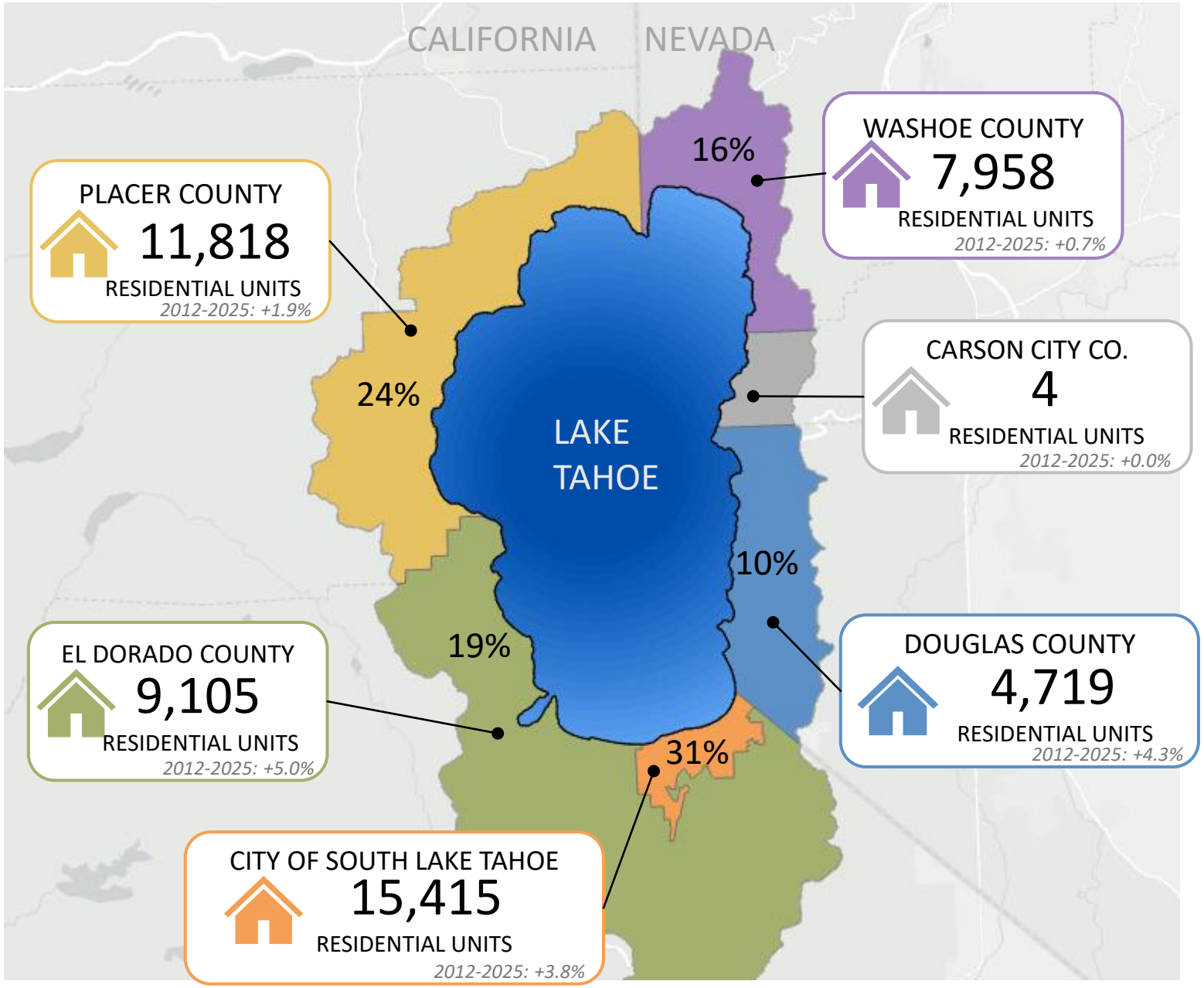
Additional Residential Unit Sources



Source: Tahoe Regional Planning Agency (TRPA) 2026. Data through December 31, 2025.

TAHOE REGIONAL PLANNING AGENCY

RESIDENTIAL UNITS BY JURISDICTION 2025



Source: Tahoe Regional Planning Agency (TRPA) 2026. Data through December 31, 2025.

Conversion Example: TAU to Residential

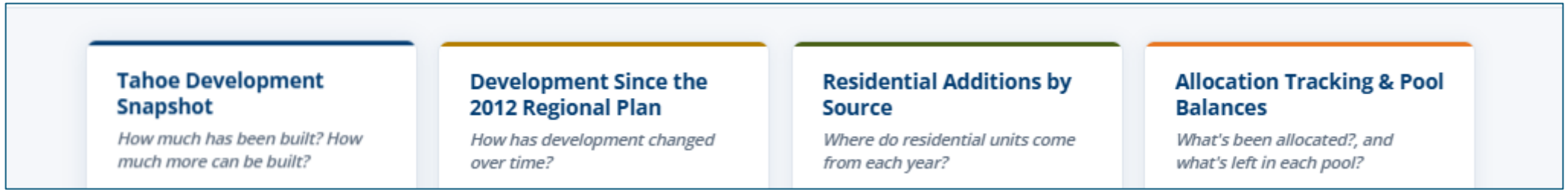
Residential Units	Tourist Accommodation Units	Commercial Floor Area
49,019 Units	10,761 Units	1,000,000 Square Feet
⬇ +1	⬇ -1	
49,020 Units	10,760	1,000,000 Square Feet

Source: Tahoe Regional Planning Agency (TRPA) · Lake Tahoe Regional Plan

TAHOE REGIONAL PLANNING AGENCY

Dashboards

https://data.trpa.gov/regional-plan-tracking



TRPA Governing Board

May 27, 2026

AGENDA ITEM 7.A.

Governing Board Comments/Questions

TAHOE REGIONAL PLANNING AGENCY

Backup Slides

TAHOE REGIONAL PLANNING AGENCY

TRPA 101 – Development Rights

SINGLE-FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

COMMERCIAL FLOOR AREA

TOURIST ACCOMMODATION UNIT

TRPA 101 - Terminology

Verification	TRPA process to establish legal existence of development
Existing	Physically constructed, on the ground, operating
Banked	Previously existing rights that have been verified, removed, and restored
Conversion	Changing from one development use type to another type
Transfer	Moving development from one parcel to another parcel
Additional Development	New development using development rights authorized by the Regional Plan; Growth Management

TAHOE REGIONAL PLANNING AGENCY

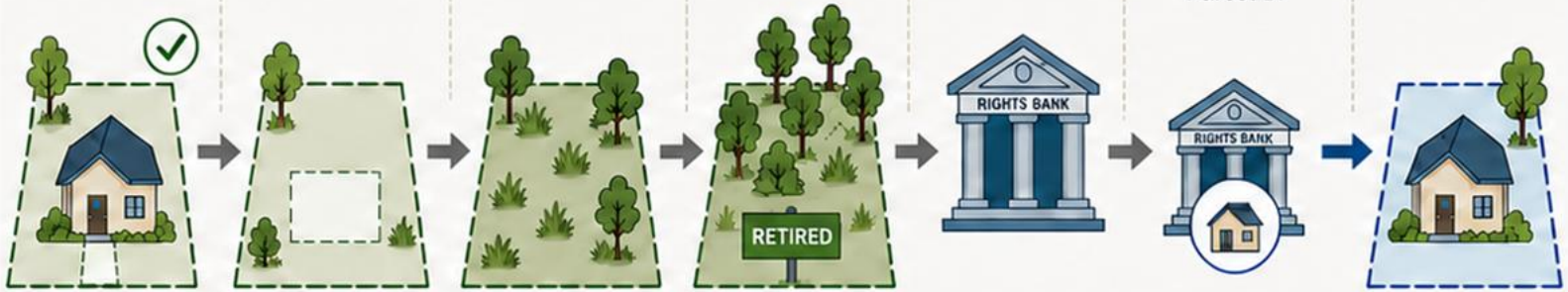
TRANSFER

Moving development rights between parcels

PARCEL A
(Sending Parcel)

PARCEL B
(Receiving Parcel)

1. Existing residential unit verified on Parcel A.
2. Residential unit removed from Parcel A.
3. Parcel A restored and revegetated.
4. If Parcel A is sensitive, it is retired.
5. Residential unit banked.
6. Banked residential unit transferred from Parcel A to Parcel B.
7. Parcel B gains 1 residential unit.



NET CHANGE (TRANSFER)
Parcel A: -1 residential unit;
Parcel B: +1 residential unit;
Regional total: no net change.

Why it matters: Transfer moves development rights between parcels

TAHOE REGIONAL PLANNING AGENCY

CONVERSION

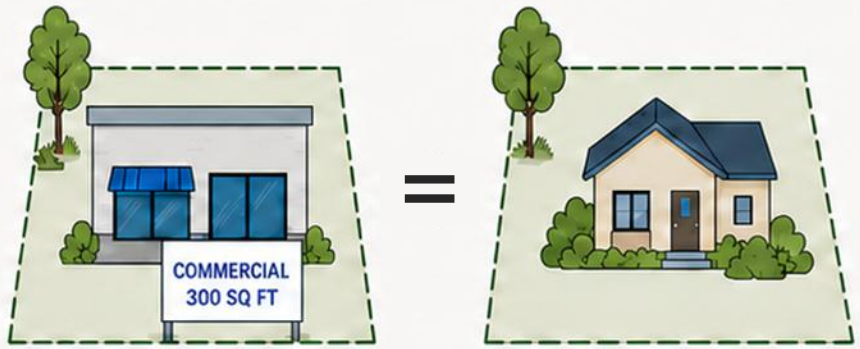
Changing use type

1

Commercial space verified: 300 sq ft.

2

Commercial space converted to 1 residential unit.



NET CHANGE (CONVERSION)

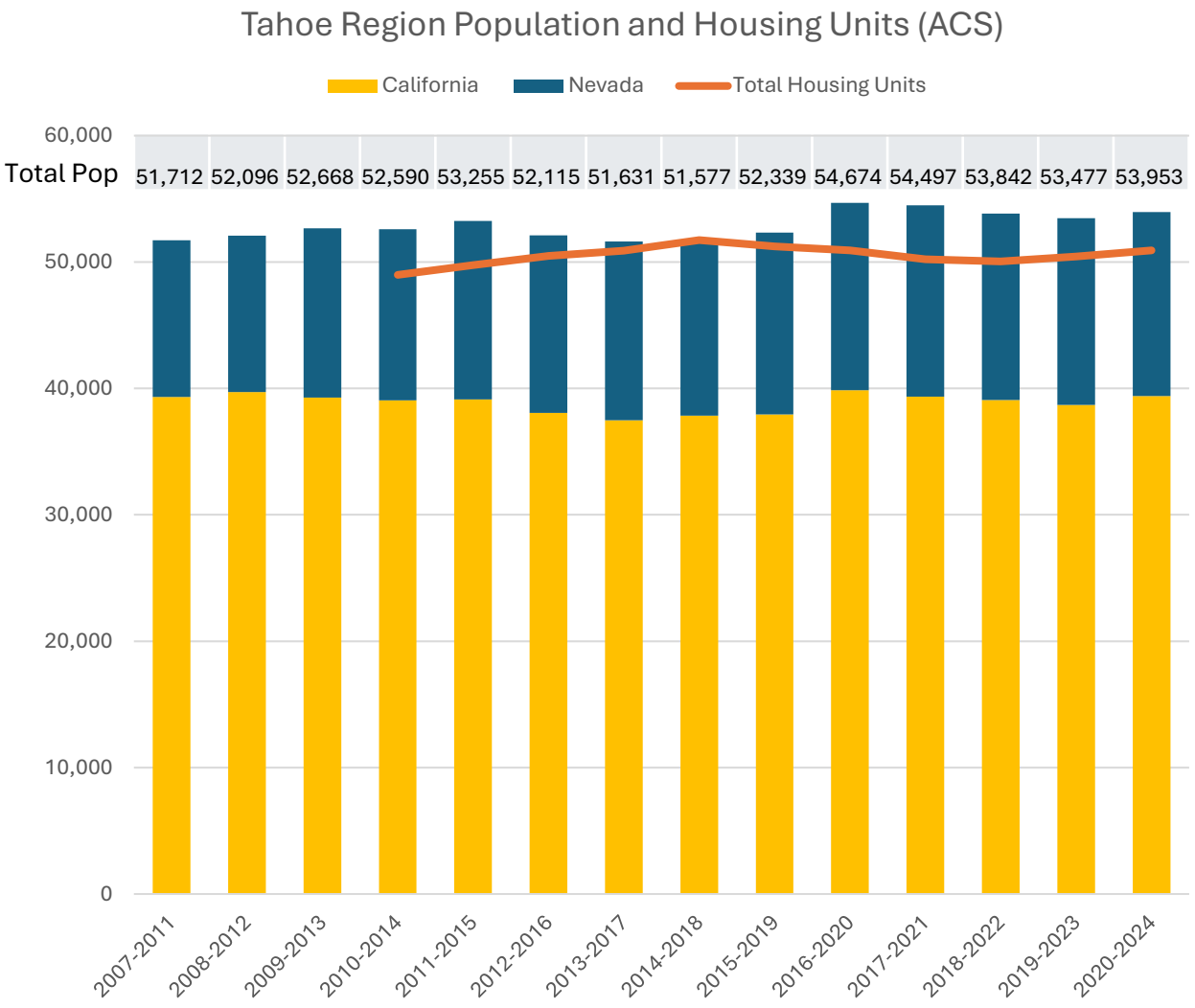
Regional total: -300 sq ft commercial; +1 residential unit.

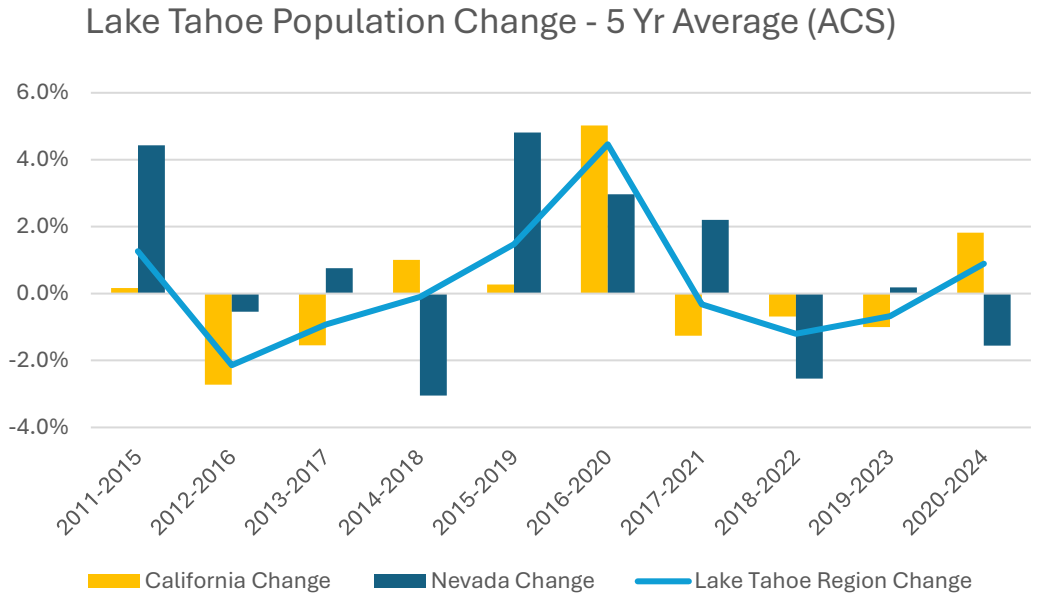
Conversion changes development use type.

Conversion Ratios

Development rights are converted using established ratios.

American Community Survey (ACS) 5-Year Estimates, January 2026





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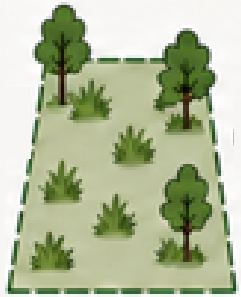
Vacant

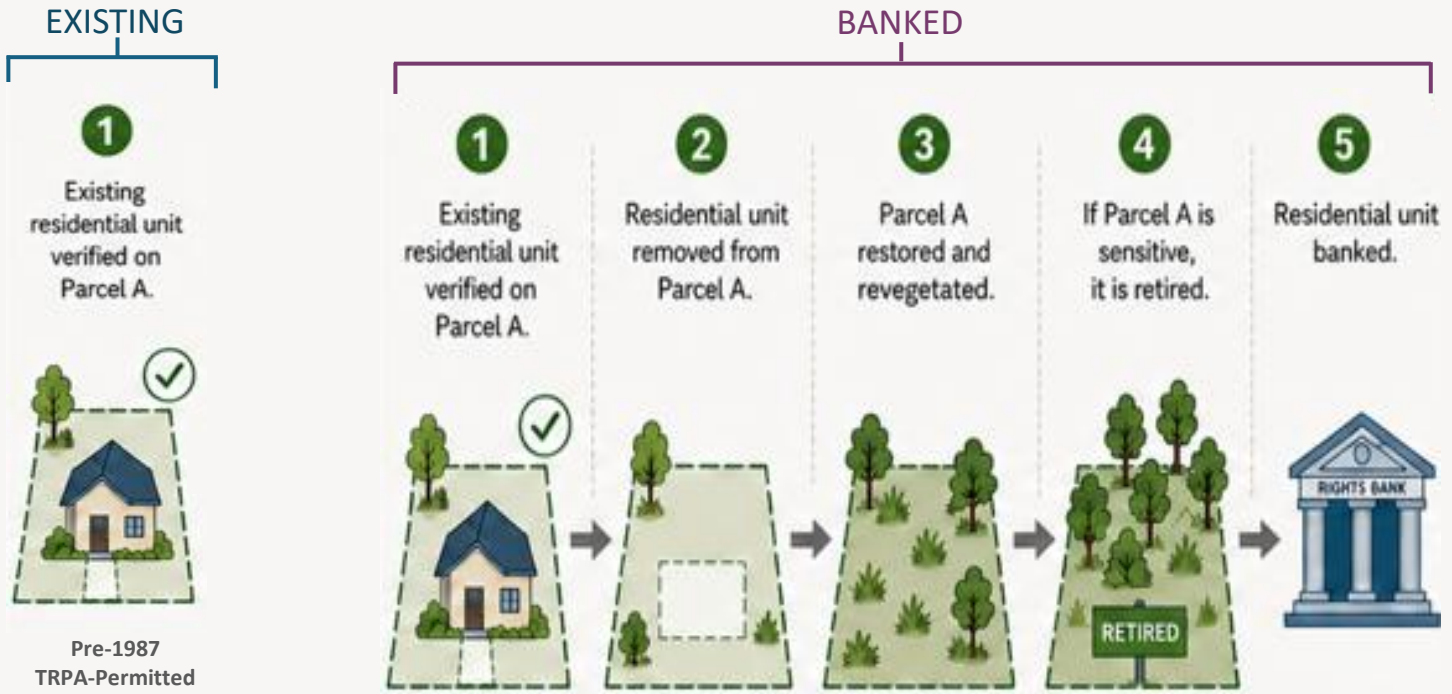
Undeveloped parcels



Potential Residential Unit
Potential Coverage

Existing

Existing development on the ground and previously-existing banked rights



TAHOE REGIONAL PLANNING AGENCY

Approved Transfers

All Transfers

Development Right	Remote Areas	Within 1/4 mile of Town Center	Town Centers
Coverage (sq. ft.)	-114,095	+ 5,123	+ 108,972
Commercial Floor Area (CFA) (sq. ft.)	+27,067	- 20,323	- 6,744
Residential Units (SFRRU/MFRUU)	+ 76	+3	- 79
Tourist Accommodation Units (TAU)	+182	- 71	- 111

All Transfers

Development Right	Stream Environment Zones	Other Sensitive Areas	Non-Sensitive Areas
Coverage (sq. ft.)	- 167,975	+25,427	+ 142,548
Commercial Floor Area (CFA) (sq. ft.)	0	- 10,492	+ 10,492
Residential Units (SFRRU/MFRUU)	- 63	8	+ 55
Tourist Accommodation Units (TAU)	- 109	0	+ 109

TAHOE REGIONAL PLANNING AGENCY

Approved Conversions

Approved Development Right Conversions, 2013-2025 (as of January 2026)

Development Right	Commercial Floor Area (sq. ft.)	Tourist Accommodation Units	Residential Units
Net Change from Conversions	-39,708	-143	+283

2025 Regional Transportation Plan

Connections 2050: Regional Transportation Plan. Page 99

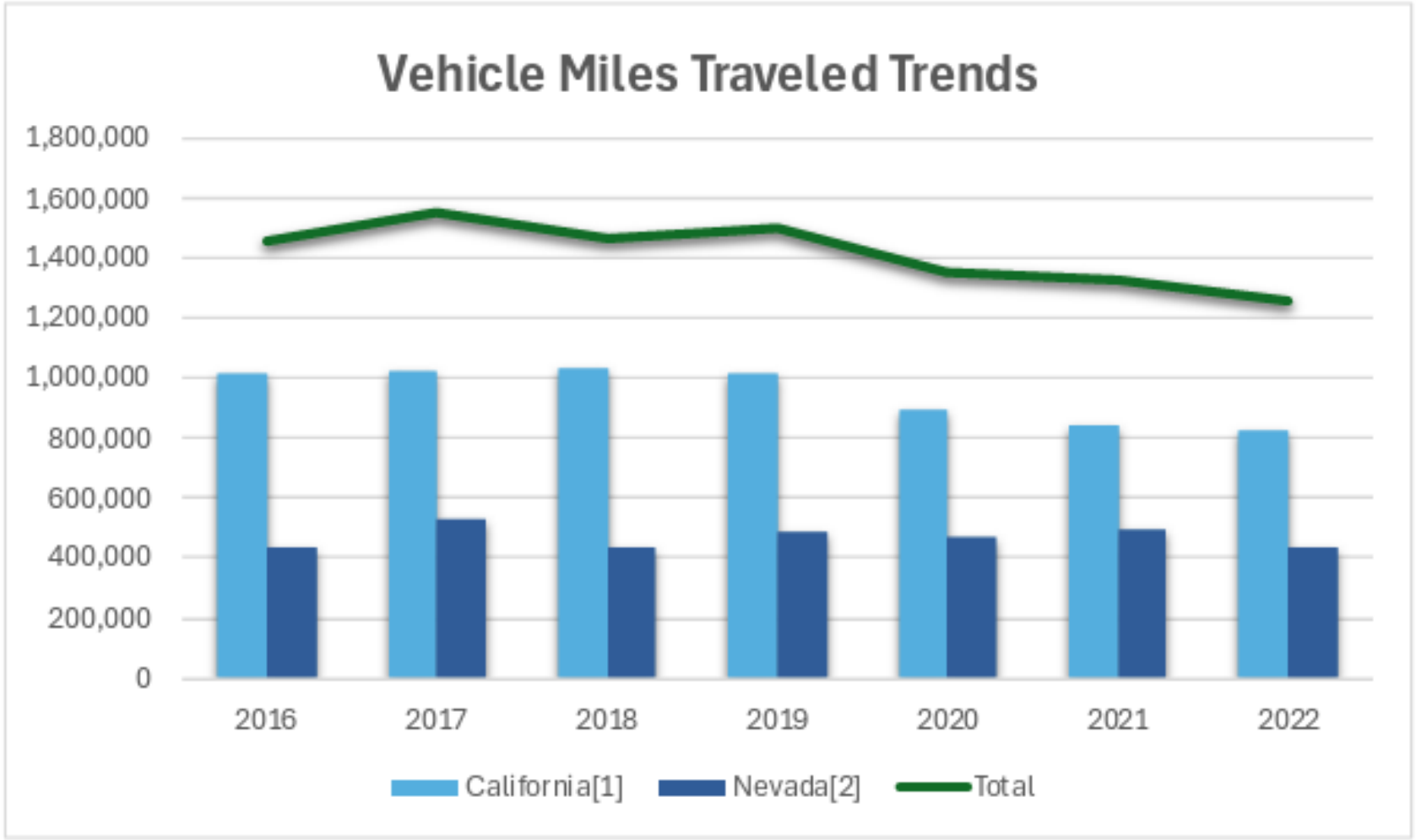


Figure 35: Vehicle Miles Traveled Trends, 2016 - 2022

https://www.trpa.gov/wp-content/uploads/Connections-2050-Regional-Transportation-Plan_Full-Plan-with-Cover.pdf

TAHOE REGIONAL PLANNING AGENCY

2025 RTP Forecast

- 7% increase in population to 2050
- 10.9% increase in occupied residential units
  - Full buildout of remaining allocations/bonus units
  - Conversion of 100K CFA and 300 TAUs
  - 12% increase in low income units
  - 8.9% overall increase in residential units
- 3% increase in regional employment
- 2.5% increase in commercial floor area (known projects)
- 6% increase in tourist units (known projects)

https://www.trpa.gov/wp-content/uploads/Appendix-F-Data-and-Forecasting-1.pdf

Table 1. Forecast Data Summary

	Base Year 2022	Forecast 2050	Change(#)	Change(%)
Residential Units and Population				
Residential Population	53,842	57,611	3,769	7.0
Occupied Units	23,296	25,840	2,544	10.9
Unoccupied Units	26,128	27,969	1,841	7.0
Total Residential Units	49,424	53,809	4,385	8.9
Income and Occupied Residential Units				
Low Income Units	9,910	11,109	1,199	12.1
Medium Income Units	4,724	5,078	354	7.5
High Income Units	8,662	9,653	991	11.4
Total Overnight Visitor Units				
Short Term Rentals	4,313	4,803	490	11.4
Seasonal Units	19,073	20,417	1,344	7.0
Campground Spots	1,964	2,017	53	2.7
Total Lodging Units	11,268	11,951	683	6.1
Occupied Overnight Visitor Units				
Occupied Short Term Rentals	1,941	2,161	221	11.4
Occupied Seasonal Units	7,439	7,350	-89	-1.2
Occupied Camping Spots	1,159	1,286	127	11.0
Occupied Lodging Units	5,409	5,736	328	6.1
Other Key Data Points				
Commercial Floor Area	6,486,960	6,648,333	161,373	2.5
Employment	26,777	27,580	803	3.0
School Enrollment	9,089	9,407	318	3.5

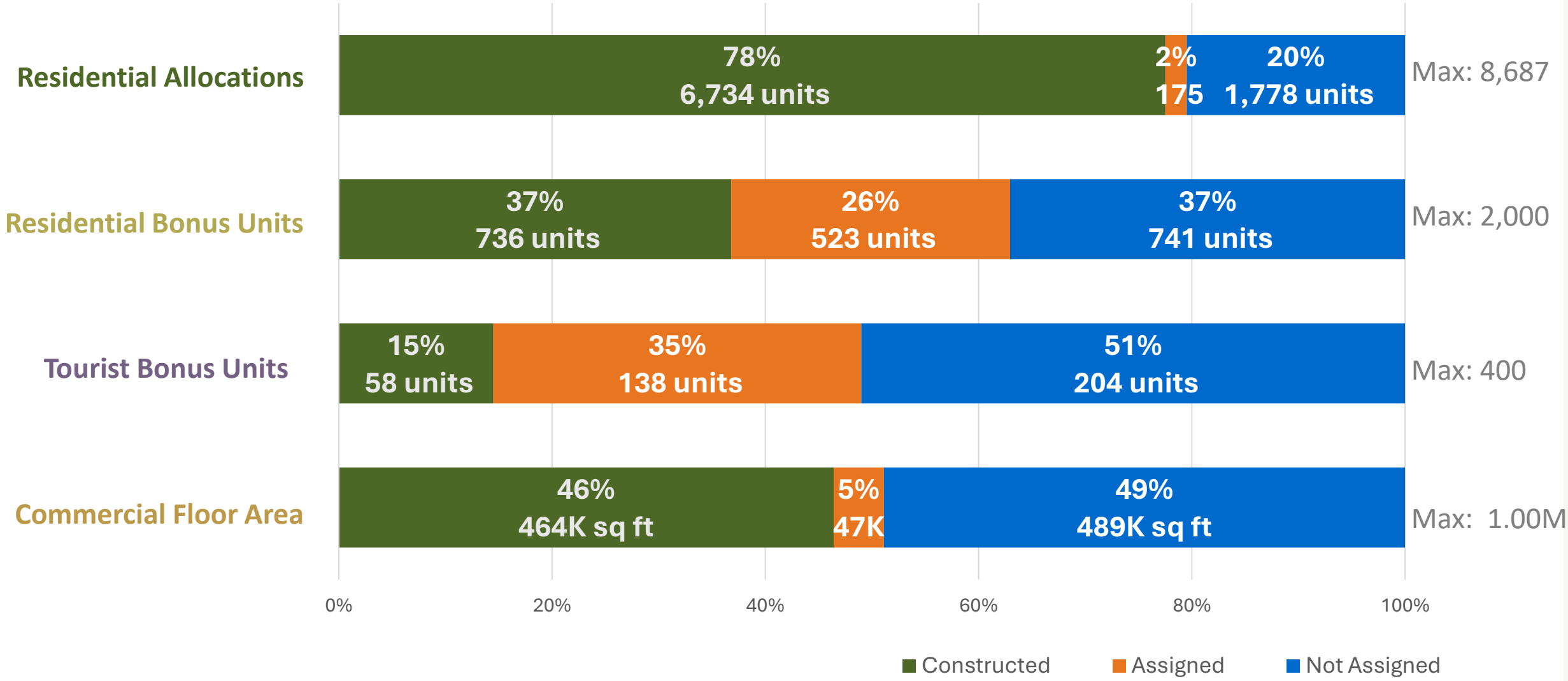
Data Improvements

- Improve the accuracy and consistency of tracking and reporting
- Cross-checking TRPA and local jurisdiction data
- Identified and resolve missing and under/over-corrections
- Construction date misalignment
- Update banked development rights

Net QA/QC Changes	**2012**	**2015**	**2019**	**2023**
Residential Units of Use	+ 1.3%	+ 1.3%	+ 0.6%	- 0.5%
Commercial Floor Area	+ 2.8%	+ 3.9%	+ 4.0%	+ 2.3%
Tourist Accommodation Units	- 6.4%	- 3.7%	+ 0.5%	+ 0.7%

Source: Tahoe Regional Planning Agency (TRPA) · Lake Tahoe Regional Plan, 2026 Cumulative Accounting

Regional Plan: Additional Development



Source: Tahoe Regional Planning Agency (TRPA) · Lake Tahoe Regional Plan, TRPA 2026. Data through December 31, 2025.