TAHOE REGIONAL PLANNING AGENCY

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STAFF REPORT

Date: May 20, 2026

To: TRPA Governing Board

From: TRPA Staff

Subject: Regional Plan Development Tracking Update

Summary:
The Regional Plan's growth management system limits the total amount of development allowed in the Region. The presentation will cover the administration of the growth management system and a review of the remaining development potential allowed under the Lake Tahoe Regional Plan. This item is for informational purposes and no action is required.

Background:
Following the 1960 Olympics, Tahoe experienced a development boom and associated environmental degradation that led to the creation of the Tahoe Regional Planning Agency (TRPA). A growth management system for the region was adopted in the 1987 Regional Plan. The plan prohibits new subdivisions and building on sensitive wetlands, supports public land acquisitions, and establishes maximum amounts of additional residential allocations, commercial floor area, tourist bonus units and residential bonus units (Table 1).

At the time the 1987 Regional Plan was adopted, a significant portion of the Tahoe Region was already developed. The 1987 Regional Plan authorized an additional 7,487 residential units from allocations and bonus units, 800,000 square feet of commercial floor area, and 400 tourist units. The 2012 Regional Plan update authorized an additional 3,200 residential units and 200,000 square feet of commercial floor area (Table 1). More than 80 percent of the residential development, commercial floor area, and tourist accommodation units were built before the Regional Plan was adopted; the rest reflects the additional development authorized by the plan.

Table 1: Maximum Additional Development Under Tahoe Regional Plan

Development Right	1987 Regional Plan	2012 Additions	Regional Plan Total
Residential Allocations	6,087	+2,600	8,687
Residential Bonus Units	1,400	+600	2,000
Tourist Bonus Units	400	0	400
Commercial Floor Area (square feet)	800,000	+200,000	1,000,000

Source: Regional Plan, Policy DP-2.2 and TRPA Code Section 50.4.1.

Additional Development Rights Status:

TRPA rigorously tracks all development authorized under the Regional Plan. Table 2 summarizes the status of the additional development right pools as of December 31, 2025.

Table 2: Additional Development Rights Remaining as of December 31, 2025

	Regional Plan Maximum	Constructed/Existing	Assigned Not Constructed	Not Assigned	Percent Remaining
Residential Allocations	**8,687**	6,734	175	1,778	22%
Residential Bonus Units	**2,000**	736	523	741	63%
Tourist Bonus Units	**400**	58	138	204	86%
Commercial Floor Area (square feet)	**1,000,000**	464,144	46,962	488,894	54%

Source: Regional Plan, Policy DP-2.2 and TRPA Code Section 50.4.1. Assigned/Not Assigned Source: https://parcels.laketahoeinfo.org/DevelopmentRightPool/DevelopmentRightPoolBalanceReport and *Tahoe Regional Planning Agency (TRPA), 2026.*
*Note: If permitted projects are not constructed, development rights may be returned to the pools if determined not to have been used.

2025 Existing Development and Remaining Development Potential:
Table 3 summarizes the current inventory of existing units of use in the Tahoe Region, estimated banked units, remaining allocations, and total development potential for residential units, commercial floor area, and tourist accommodation units through December 31, 2025.

The remaining allocation balances include additional development rights under the growth management system that have not been assigned and assigned allocations that have not been constructed (see Table 2 above). Banked rights include previously existing development that is available for future use and development rights that have been transferred but not yet constructed on the receiving parcel.

Table 3: Summary of total development potential as of December 31, 2025

	Existing	Banked	Remaining Allocations
Residential Units	49,019	399	3,217
Tourist Accommodation Units	10,761	1,501	342
Commercial Floor Area (square feet)	6,583,769	326,776	535,856

Source: *Tahoe Regional Planning Agency (TRPA), 2026* https://parcels.laketahoeinfo.org/DevelopmentRightPool/DevelopmentRightPoolBalanceReport and https://parcels.laketahoeinfo.org/BankedDevelopmentRight/Index

Note: The existing and remaining balances and total development potential for each type of development will vary due to permitted conversions between development right categories.

In 2025, the Tahoe Region experienced the largest increase in residential units since the 2012 Regional Plan update, with a net increase of 207 units constructed. The increase was driven by affordable housing projects at Sugar Pine Village and Lake Tahoe Community College. As a result, for the second straight year, the number of income-restricted residential bonus units constructed exceeded residential allocations.

Commercial floor area (CFA) remains relatively stable, with existing regional CFA unchanged since the 2012 Regional Plan, as added commercial projects (e.g., Bijou Marketplace/Whole Foods) in recent years have been offset by removal and banking and conversions to other types of development.

The number of existing tourist accommodation units (TAUs) has declined in recent years. New development at Edgewood and Zalanta has been offset by removal, banking (e.g., Lakeside Inn, Motel 6, Knights Inn, Sunray Motel), and conversion to residential units.

TRPA created tracking dashboards at https://data.trpa.gov/regional-plan-tracking to report on the regional development over time and to provide additional information about Regional Plan development, allocations, and remaining balances.

Contact Information:

For questions regarding this agenda item, please contact Ken Kasman, Reporting and Accountability Department Director, at (775) 589-5253, kkasman@trpa.gov.

To submit a written public comment, email publiccomment@trpa.gov with the appropriate agenda item in the subject line.