

WHERE SHOULD I GO TO OBTAIN A PERMIT?

The Tahoe Regional Planning Agency (TRPA) has permit delegation agreements, or Memorandums of Understanding (MOUs), with the City of South Lake Tahoe, El Dorado County, and Placer County. These MOUs allow local planning and building departments to review and issue permits on behalf of TRPA.

Use this table to determine whether your permit can be issued by your local jurisdiction, as noted by a check mark (✓) below. If your local jurisdiction does not issue the type of permit you are seeking, you must submit an application directly to TRPA. If you do not see your project below, please contact TRPA or your local planning or building department.

| | CITY OF SOUTH LAKE TAHOE | PLACER COUNTY | EL DORADO COUNTY |
|--------------------------------------------------------------------------|----------------------------------------|----------------|---------------------|
| RESIDENTIAL (3) (6) (7) (8) | | | |
| New Single-Family Residential | ✓ | ✓ | ✓ |
| Single-Family Residential Additions/Modifications | ✓ | ✓ | ✓ |
| Qualified Exempt Activities (non-shorezone) | ✓ | ✓ | ✓ |
| Grading (minor and major) | | | |
| Driveway Paving | ✓ | | ✓ |
| Historic Determinations (for properties ≥ 50 years of age) | ✓ with TRPA | ✓ with TRPA | |
| Multi-Person Dwellings (new, additions/modifications) | ✓ | | |
| New Multi-Family Residential Projects (four units or less) | ✓ | ✓ | ✓ |
| Multi-Family Residential Additions/Modifications (four units or less) | ✓ | ✓ | ✓ |
| Underground Tank Removal | | | |
| COMMERCIAL/RECREATION/PUBLIC SERVICE (3) (6) (7) (8) | | | |
| New Commercial Projects (3) (6) (8) | ✓ (≤ 2500 ft ² citywide) | | |
| Commercial Additions/Modifications (3) (6) (8) | ✓ (≤ 2500 ft ² citywide) | | |
| Qualified Exempt Activities (non-shorezone) | ✓ | ✓ | ✓ |
| Commercial Change in Operation | ✓ | ✓ | ✓ |
| Signs | ✓ | ✓ | ✓ |
| VERIFICATIONS, BANKING, & TRANSFERS OF DEVELOPMENT RIGHTS (3) | | | |
| Verification of Land Capability & Coverage & Site Assessments | | ✓ | ✓ |
| Verifications of Existing Uses | | ✓ | ✓ |
| Conversions and Transfers of Coverage and Development Rights | | | |
| TEMPORARY | | | |
| Temporary Uses, Structures, and Activities | ✓ | | ✓ |
| PARCEL MERGERS & LOT LINE ADJUSTMENTS | | | |
| Parcel Merger (4) | | | |
| Lot Line Adjustment (5) | | | |

DISCLAIMERS:

- (1) **Washoe County, Carson City, and Douglas County** currently do not issue permits on behalf of TRPA. If you have a property within these jurisdictions in the Lake Tahoe Basin, you will need to obtain a permit from both TRPA and the local building department.
- (2) Any project that requires review and approval by the TRPA Governing Board needs to be submitted to TRPA for permitting. (TRPA Code, Subsection 2.2)
- (3) Projects and land capability and coverage verifications adjacent to Lake Tahoe, as well as some projects visible from scenic highway corridors, must be reviewed and permitted by TRPA. **Banking of coverage and development rights (not associated with a project), transfers of development rights, and conversions of development rights are processed by TRPA.**
- (4) A TRPA deed restriction is required.
- (5) Lot Line Adjustments require review and approval by both TRPA and the applicable local jurisdiction.
- (6) In City of South Lake Tahoe Area Plans, the City may review and approve Residential, Commercial, Tourist Accommodation, Public Service and Recreation Development projects up to the limits established in the below table (see note 7).
- (7) In Placer County projects that don't require a building permit are reviewed by TRPA.
- (8) All projects that meet the following criteria are subject to TRPA review and approval:
- A. All development within the High-Density Tourist District;
 - B. All development within the Shorezone of Lake Tahoe.
 - C. All development within a Conservation District.
 - D. All development within a Restored Recreation District; and
 - E. All development meeting the criteria in the following table:

| | Regional Center | Town Center | Not in a Center |
|------------------------|-----------------|-------------|-----------------|
| Residential | ≥ 100,000 sf | ≥ 50,000 sf | ≥ 25,000 sf |
| Non-residential | ≥ 80,000 sf | ≥ 40,000 sf | ≥ 12,500 sf |

(All measurements are new building floor area)