

TRPA PERMITTING DELEGATION TABLE

Where should I go to get 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.

There are currently no active MOUs with **Washoe and Douglas counties**. Therefore, if a project is located in Washoe or Douglas County *and* the project requires a TRPA declaration or permit, you would need to apply to both TRPA and the applicable local jurisdiction’s building or planning department.

Use the tables on the following page to determine if your permit can be issued by your local jurisdiction, as noted by a check mark ✓ . If your local jurisdiction does not issue the type of permit needed, you will need to submit an application directly to TRPA. If you do not see your project below, please contact TRPA or your local planning department.

Please note, projects meeting any of the criteria below will need to be submitted directly to TRPA:

- Lakefront projects or lakefront land capability and coverage verifications.
- Shorezone projects and activities.
- Projects requiring review and approval by the TRPA Governing Board per the [TRPA Code of Ordinance section 2.2](#).
- Projects and activities within the following districts per the [local plan](#): High-Density Tourist, Conversation, or Resort Recreation.
- Projects and activities meeting the following square footage for *new building floor area*:

	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

For any questions, please call 775-589-5333 or email TRPA@trpa.gov to speak with a permitting technician.

CITY OF
SOUTH LAKE
TAHOE

PLACER
COUNTY

EL DORADO
COUNTY

RESIDENTIAL			
New Single-Family Residential	✓	✓	✓
Single-Family Residential Additions/Modifications	✓	✓	✓
Accessory Dwelling Units (ADUs)			
Qualified Exempt Activities (non-shorezone)	✓	✓	✓
Residential Coverage Exemption Improvements	✓	✓	✓
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			
New Commercial Projects	✓ (≤ 2500 ft ²)		
Commercial Additions/Modifications	✓ (≤ 2500 ft ²)		
Commercial Change in Operation	✓	✓	✓
Nursing and Personal Care facilities (new, additions/modifications)		✓	
Residential Care facilities (new, additions/modifications)		✓	
Minor Tourist Accommodation Unit (TAU) Additions/Modifications	✓		
Signs	✓	✓	✓
Recreation (new, additions/modifications)		✓	
Public Service (new, additions/modifications)		✓	
Paving	✓		
VERIFICATIONS, BANKING & TRANSFER OF DEVELOPMENT RIGHTS			
Verification of Land Capability & Coverage (Site Assessments)		✓	✓
Verifications of Existing Uses		✓	✓
Banking of Coverage and Development Rights			✓
IPES Determination			
Conversions and Transfers of Coverage and Development Rights			
TEMPORARY			
Temporary Uses, Structures, and Activities	✓		✓
PARCEL MERGERS & LOT LINE ADJUSTMENTS			
Parcel Merger (1)	✓		
Lot Line Adjustment (2)			

FOOTNOTES:

(1) A TRPA deed restriction is required.

(2) Lot Line Adjustments require review and approval by both TRPA and the applicable local jurisdiction.