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STAFF REPORT

Date: October 18, 2023

To: TRPA Governing Board

From: TRPA Staff

Subject: Resolutions Amending the Application Fee Schedule, Mobility Mitigation Fee, & Rental Car Mitigation Fee

Summary and Staff Recommendation:

Staff recommends that the Governing Board adopt the attached Resolution 2023-__ (Attachment A) to adjust the Tahoe Regional Planning Agency (TRPA) fee schedule for inflation. It will increase the Tahoe Regional Planning Agency (TRPA) fee schedule by 3.9% percent and the Mobility Mitigation Fee by 3.4%. The fee schedule adjustments will take effect on Monday, January 22, 2024.

Staff recommends that the Governing Board adopt the attached Resolution 2023-__ (Attachment B) to adjust the Tahoe Regional Planning Agency (TRPA) Rental Car Mitigation Fee (RCMF) for inflation. It will increase the Tahoe Regional Planning Agency (TRPA) fee to \$6.00 per day. The RCMF adjustments will take effect on Thursday, January 1, 2024.

Required Motions:

In order to amend the fee schedule, the Board must make the following motion, based on the staff report:

1. A motion to approve the attached Resolution 2023-__, as shown in Attachment A, and Exhibit 1 amending the TRPA fee schedule including the Mobility Mitigation fee.
2. A motion to approve the attached Resolution 2023-__, as shown in Attachment B amending the Rental Car Mitigation fee.

In order for the motions to pass, an affirmative vote of any eight Board members is required.

Proposed changes:

TRPA Planning/Mobility Mitigation Fees:

The Tahoe Regional Planning Agency proposes to increase the application filing fees by a 3.9% percent inflation adjustment. The Tahoe Regional Planning Agency Governing Board has approved an increase to the filing fee schedule annually since 2018 and established a policy of annually adjusting the filing fee schedule based on the Consumer Price Index (CPI) or 3 percent, whichever is higher. The application filing fee increase is based on the Western Region CPI. The Western Region CPI is included in the Nevada Revised Statutes (NRS) for inflation adjustments to local building permit fees. TRPA is not required to

follow this statute but often looks to the state for guidance. The present level of filing fees does not cover the costs of the Current Planning Division. A projected increase of 3.5 percent was included in the 2023 fiscal year budget. Actual inflation is only slightly higher. The adjustments to the application filing fee schedule would take effect on Monday, January 22nd, 2024. All adjustments to the filing fee schedule will be rounded to the nearest dollar, except for the price per square foot amounts, which are rounded to the nearest cent.

TRPA Code calls for updating the Mobility Mitigation Fee annually to account for inflation. Current code utilizes the San Francisco Bay Area CPI index. This code provision has been updated to the Western Region CPI.

Application fees will continue to be waived for affordable housing projects that include bonus units.

This proposal does not include aquatic invasive species or mooring registration fees that were approved by the Governing Board in separate actions.

Rental Car Mitigation Fee

The Tahoe Regional Planning Agency proposes to increase the Rental Car Mitigation Fee (RCMF) from \$5.75 to \$6.00 per day to account for inflation. Chapter 10.8.5 (B) of TRPA's Rules of Procedure call for this Mitigation fee to be increased annually based on inflation, with increases rounded to the nearest \$0.25. In past years, the inflation adjustment has not always rounded to \$0.25. The Rules of Procedure currently call for using the San Francisco Bay Area CPI index. This is a different index from the Western States index used for other TRPA inflation adjustments. Future amendments to the Rules of Procedure will correct that discrepancy.

Rental Car Mitigation Fees are passed on to the Tahoe Transportation District (TTD) to support their operations in the basin. The TTD Board of Governor's has voted to recommend this increase. The RCMF can be found in TRPA Code of Ordinances Chapter 65.4.

Contact Information:

For questions regarding this agenda item, please contact Chris Keillor, Finance Director, at (775)589-5222, CKeillor@trpa.gov, or Aly Borawski, Senior Planner, at (775) 589-5229, aborawski@trpa.gov.

To submit a written public comment, email publiccomment@trpa.gov with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting.

Attachments:

- A. Resolution 2023-__ Revising the Application Fee Schedule
 - Exhibit 1 to Attachment A Revised Fee Schedule
- B. Resolution 2023-__ Revising the Rental Car Mitigation Fee

Attachment A

Resolution

TAHOE REGIONAL PLANNING AGENCY
TRPA RESOLUTION NO. 2023 –

RESOLUTION OF THE TAHOE REGIONAL PLANNING AGENCY
ANNUAL ADJUSTMENT TO THE TRPA APPLICATION FILING FEES

WHEREAS, the Tahoe Regional Planning Agency (TRPA) is required under the TRPA Compact and the Regional Plan and Code of Ordinances to review projects, and reasonable fees must be charged to reimburse the Agency for such review costs; and

WHEREAS, the filing fees adjusted or created pursuant to this resolution are compensatory, cover the actual cost of providing services in reviewing and processing project applications, bear a direct relationship to the cost of administering the Agency's ordinances, and do not raise revenue in excess of the cost of such services,

WHEREAS, the application filing fees will be subject to an annual adjustment each January according to the Consumer Price Index from the Bureau of Labor Statistics for the Western Region, or three percent, whichever is higher,

WHEREAS, the TRPA Code of Ordinance and Rules of Procedure call for updating the Mobility Mitigation Fee for inflation, using the San Francisco Bay Region CPI.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Tahoe Regional Planning Agency, pursuant to the authority contained in Article VII(e) of the Tahoe Regional Planning Compact and Section 10.7 of the Rules of Procedure of said Agency, that the fees to be charged and collected for the filing of applications for all projects, activities and environmental documents to be reviewed or approved, or both, and the assessed Mobility Mitigation Fee also be reviewed or approved, or both, by the Agency shall be in accordance with the schedule thereof set forth in Exhibit 1 to Attachment A attached hereto and incorporated herein by this reference and shall become effective January 22, 2024.

PASSED and ADOPTED by the Governing Board of the Tahoe Regional Planning Agency this _____ day of _____, 2023, by the following vote:

Ayes:
Nays:
Absent:

Cindy Gustafson, Chair
Tahoe Regional Planning Agency
Governing Board

Exhibit 1 to Attachment A
Revised Filing Fee Schedule

FEE MULTIPLIERS	
Level of Review	Multipliers
Staff Level Review	1.00
Hearings Officer Review	1.40
Governing Board Review	1.80
Plan Revisions	
Minor – A non-substantive change to a permitted project. A project that will not cause changes to any TRPA permit conditions, does not require new field review by TRPA staff, does not require a public hearing, and does not involve any modifications to building size, shape, land coverage, location, or scenic rating score.	0.4
Major – A substantial change that does not significantly exceed the original scope of the project. Revisions that significantly exceed the original scope of a project, or which require a public hearing, shall be treated as new or modified projects, as the case may be.	0.7
Special Planning Areas	
For projects located in an adopted community plan area, or subject to an adopted redevelopment, specific, or master plan.	1.25
** Sample Calculation **	
For a project with a base fee of \$1,000, which requires Hearings Officer review, which is located in an adopted community plan area, which includes Shoreland Scenic Review, the BMP Fee, and the IT Surcharge:	$\$1,000 \times 1.40 \times 1.25 + \$654 + \$158 + \$143 = \underline{\$2705}$

SCHEDULE "A" - RESIDENTIAL						
Fee Category		Old Base Fee	New Base Fee	Shoreland Scenic Review Fee if applicable* (old \$629)	BMP Fee (old \$152)	IT Surcharge (old \$138)
NEW CONSTRUCTION						
1.	Single Family Dwelling, Summer Home, Secondary Residence, one Mobile Home Dwelling, and one Employee Housing unit	\$1.57 per sq. ft of floor area covered by roof, \$787 minimum*	\$1.63 per sq. ft of floor area covered by roof, \$818 minimum*	\$654	\$158	\$143
2.	Multiple Family Dwelling, Multiple Person Dwelling, Nursing and Personal Care, Residential Care, more than one Employee Housing unit, more than one Mobile Home Dwelling	\$3460 + \$64 per unit*	\$3595 + \$66 per unit*	\$654	\$158	\$143
ADDITIONS AND OTHER CONSTRUCTION MODIFICATIONS TO EXISTING STRUCTURES/FACILITIES						
3.	Single Family Dwelling, Summer Home, Secondary Residence, one Mobile Home Dwelling, and one Employee Housing unit	\$1.72 per sq. ft of modified/new floor area covered by roof, \$604 minimum*	\$1.79 per sq. ft of modified/new floor area covered by roof, \$628 minimum*	\$654	\$158	\$143
4.	Multiple Family Dwelling, Multiple Person Dwelling, Nursing and Personal Care, Residential Care, more than one Employee Housing unit, more than one Mobile Home Dwelling	\$1888 + \$64 per unit*	\$1962 + \$66 per unit*	\$654	\$158	\$143
CHANGES OF USE AND OTHER ACTIVITIES (No construction)						
5.	Domestic Animal Raising	\$329	\$342	N/A	N/A	\$143
6.	On-Site Election of Conversion of Use to Residential (Section 51.9, TRPA Code)	\$551 per unit	\$572 per unit	N/A	N/A	\$143
7.	Change from an Existing Residential Use to Another Residential Use	\$629 per unit	\$654 per unit	N/A	N/A	\$143
8.	Mixed Use Projects	Use new construction fees for each use type	Use new construction fees for each use type	N/A	N/A	\$143
9.	Driveway Paving	\$235	\$244	N/A	N/A	\$143
10.	Other	\$787	\$818	\$654	\$158	\$143
*All application fees listed under numbers 1 - 4 waived with projects that use new affordable, moderate, or achievable housing bonus unit(s). Other fees would still be applicable.						

Fee Category		Old Base Fee	New Base Fee	Shoreland Scenic Review Fee if applicable* (old \$629)	BMP Fee (old \$152)	IT Surcharge (old \$138)
SCHEDULE "B" - TOURIST ACCOMODATION						
NEW CONSTRUCTION						
11.	Hotel, Motel and Other Transient Units, Bed and Breakfast Facilities, Time Sharing (Hotel/Motel Design), and Time Sharing (Residential Design)	\$2644 + \$47 per unit	\$2747 + \$49 per unit	\$654	\$158	\$143
ADDITIONS AND OTHER CONSTRUCTION MODIFICATIONS TO EXISTING STRUCTURES/FACILITIES						
12.	Hotel, Motel and Other Transient Units, Bed and Breakfast Facilities, Time Sharing (Hotel/Motel Design), and Time Sharing (Residential Design)	\$2644 + \$47 per unit	\$2747 + \$49 per unit	\$654	\$158	\$143
CHANGES OF USE AND OTHER ACTIVITIES (No construction)						
13.	On-Site Election of Conversion of Use to Tourist Accommodation (Section 50.9, TRPA Code)	\$551 per unit	\$572 per unit	N/A	N/A	\$143
14.	Change from an Existing Tourist Accommodation Use to Another Tourist Accommodation Use	\$551 per unit	\$572 per unit	N/A	N/A	\$143
15.	Mixed Use Projects	Use new construction fees for each use type	Use new construction fees for each use type	N/A	N/A	\$143
16.	Other	\$1,573	\$1,634	\$654	\$158	\$143

Fee Category		Old Base Fee	New Base Fee	Shoreland Scenic Review Fee if applicable* (old \$629)	BMP Fee (old \$152)	IT Surcharge (old \$138)
SCHEDULE "C" - COMMERCIAL						
NEW CONSTRUCTION (Including tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility)						
17.	All uses listed under "Commercial" in Section III, Table of Primary Uses, Section 21.4 of the TRPA Code	\$4.83 per sq. foot	\$5.02 per sq. foot	\$654	\$158	\$143
ADDITIONS AND OTHER CONSTRUCTION MODIFICATIONS TO EXISTING STRUCTURES/FACILITIES						
18.	All uses listed under "Commercial" in Section III, Table of Primary Uses, Section 21.4 of the TRPA Code	\$4.83 per sq. foot	\$5.02 per sq. foot	\$654	\$158	\$143
CHANGES IN USE AND OTHER ACTIVITIES (No construction)						
19.	On-Site Election of Conversion of Use to Commercial (Section 50.9, TRPA Code)	\$4.83 per sq. foot	\$5.02 per sq. foot	N/A	N/A	\$143
20.	Change from an Existing Commercial Use to Another Commercial Use	\$4.83 per sq. foot	\$5.02 per sq. foot	N/A	N/A	\$143
21.	Mixed Use Projects	Use new construction fees for each use type	Use new construction fees for each use type	N/A	N/A	\$143
22.	Special Project Allocation	\$3,524	\$3,661	N/A	N/A	\$143
23.	Other	\$1,573	\$1,634	\$654	\$158	\$143

Fee Category		Old Base Fee	New Base Fee	Shoreland Scenic Review Fee if applicable* (old \$629)	BMP Fee (old \$152)	IT Surcharge (old \$138)
SCHEDULE "D" - PUBLIC SERVICE						
NEW CONSTRUCTION (Including tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility)						
24.	Airfields, Landing Strips and Heliports, Power Generating, Collection Stations, Public Utility Centers, Local Public Health and Safety Facilities, Regional Public Health and Safety Facilities, Government Offices, Local Post Office, Hospitals	\$3630 min. fee, deposit account	\$3772 min. fee, deposit account	\$654	\$158	\$143
25.	Day Care Centers/Pre-Schools, Schools – College, Schools – Kindergarten through Secondary, Threshold Related Research Facilities, Local Assembly and Entertainment, Public Owned Assembly and Entertainment	\$3025 min. fee, deposit account	\$3143 min. fee, deposit account	\$654	\$158	\$143
26.	Membership Organizations, Cemeteries, Churches, Cultural Facilities, Social Service Organizations	\$2419 min. fee, deposit account	\$2513 min. fee, deposit account	\$654	\$158	\$143
27.	All Linear Public Facilities Listed in Section IV.B, Table of Primary Uses, Section 21.4 of the TRPA Code	\$2178 min. fee, deposit account	\$2263 min. fee, deposit account	\$654	\$158	\$143
ADDITIONS AND OTHER CONSTRUCTION MODIFICATIONS TO EXISTING STRUCTURES/FACILITIES						
28.	Airfields, Landing Strips and Heliports, etc. (see list above).	\$3388 min. fee, deposit account	\$3520 min. fee, deposit account	\$654	\$158	\$143
29.	Day Care Centers/Pre-Schools, etc. (see list above)	\$2782 min. fee, deposit account	\$2890 min. fee, deposit account	\$654	\$158	\$143
30.	Membership Organizations, etc., (see list above)	\$2178 min. fee, deposit account	\$2263 min. fee, deposit account	\$654	\$158	\$143
31.	Linear Public Facilities, etc. (see list above)	\$1814 min. fee, deposit account	\$1885 min. fee, deposit account	\$654	\$158	\$143
32.	Conversion of Non-Public Service Use to a Public Service Use	\$1210 min. fee, deposit account	\$1257 min. fee, deposit account	N/A	N/A	\$143
33.	Change from an Existing Public Service Use to Another Public Service Use	\$1210 min. fee, deposit account	\$1257 min. fee, deposit account	N/A	N/A	\$143
34.	Mixed Use Projects	Use new construction fees for each use type	Use new construction fees for each use type	N/A	N/A	\$143
35.	Other	\$1210 min. fee, deposit account	\$1257 min. fee, deposit account	\$654	\$158	\$143

Fee Category		Old Base Fee	New Base Fee	Shoreland Scenic Review Fee if applicable* (old \$629)	BMP Fee (old \$152)	IT Surcharge (old \$138)
SCHEDULE "E" - RECREATION						
NEW CONSTRUCTION (Including tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility)						
36.	Outdoor Recreation Concessions, Participant Sports Facilities, Day Use Areas, Rural Sports, Sport Assembly, Recreation Centers, Recreational Vehicle Parks, Developed Campgrounds, Undeveloped Campgrounds, Visitor Information Centers	\$6050 min. fee, deposit account	\$6286 min. fee, deposit account	\$654	\$158	\$143
37.	Group Facilities	\$3025 min. + \$64 per new unit fee, deposit account	\$3143 min. + \$66 per new unit fee, deposit account	\$654	\$158	\$143
38.	Downhill Ski Facilities, Snowmobile Courses, Off-Road Vehicle Courses, Cross-Country Ski Courses, Golf Courses	\$6050 min. fee, deposit account	\$6286 min. fee, deposit account	\$654	\$158	\$143
39.	Beach Recreation, Boat Launching Facilities, Marinas	See Schedule G	See Schedule G	N/A	\$158	\$143
ADDITIONS AND OTHER CONSTRUCTION MODIFICATIONS TO EXISTING STRUCTURES/FACILITIES						
40.	Outdoor Recreation Concessions, Participant Sports Facilities, Day Use Areas, Rural Sports, Sport Assembly, Recreation Centers, Recreational Vehicle Parks, Developed Campgrounds, Undeveloped Campgrounds, Visitor Information Centers	\$4840 min. fee, deposit account	\$5029 min. fee, deposit account	\$654	\$158	\$143
41.	Group Facilities	\$1451 min. + \$64 per modified unit, fee, deposit account	\$1508 min. + \$66 per modified unit, fee, deposit account	\$654	\$158	\$143
42.	Downhill Ski Facilities, Snowmobile Courses, Off-Road Vehicle Courses, Cross-Country Ski Courses, Golf Courses	\$4840 min. fee, deposit account	\$5029 min. fee, deposit account	\$654	\$158	\$143
43.	Beach Recreation, Boat Launching Facilities, Marinas	See Schedule G	See Schedule G	N/A	\$158	\$143
44.	Conversion of Non-Recreation Use to a Recreation Use	\$1210 min. fee, deposit account	\$1257 min. fee, deposit account	N/A	N/A	\$143
45.	Change from an Existing Recreation Use to Another Recreation Use	\$1210 min. fee, deposit account	\$1257 min. fee, deposit account	N/A	N/A	\$143
46.	Mixed Use Projects	\$1210 min. fee, deposit account	\$1257 min. fee, deposit account	N/A	N/A	\$143
47.	Other	\$1210 min. fee, deposit account	\$1257 min. fee, deposit account	\$654	\$158	\$143

Fee Category		Old Base Fee	New Base Fee	Shoreland Scenic Review Fee if applicable* (old \$629)	BMP Fee (old \$152)	IT Surcharge (old \$138)
SCHEDULE "F" - RESOURCE MGMT.						
NEW CONSTRUCTION (Including tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility)						
48.	All uses listed under "Resource Management" in Section VI, Table of Primary Uses, Section 21.4 of the TRPA Code	\$2419 min. fee, deposit account	\$2513 min. fee, deposit account	\$654	\$158	\$143
49.	Tree Removal	\$83 min. + \$83 per hour	\$86 min. + \$86 per hour	\$654	N/A	N/A
ADDITIONS AND OTHER CONSTRUCTION MODIFICATIONS TO EXISTING STRUCTURES/FACILITIES						
50.	All uses listed under "Resource Management" in Section VI, Table of Primary Uses, Section 21.4 of the TRPA Code	\$1814 min. fee, deposit account	\$1885 min. fee, deposit account	\$654	\$158	\$143
CHANGES IN USE AND OTHER ACTIVITIES (No construction)						
51.	Conversion of a Non-Recreation Use to a Recreation Use	\$1210 min. fee, deposit account	\$1257 min. fee, deposit account	N/A	N/A	\$143
52.	Change from an Existing Recreation Use to Another Recreation Use	\$1210 min. fee, deposit account	\$1257 min. fee, deposit account	N/A	N/A	\$143
53.	Other	\$1210 min. fee, deposit account	\$1257 min. fee, deposit account	\$654	\$158	\$143

Fee Category		Old Base Fee	New Base Fee	Shoreland Scenic Review Fee if applicable* (old \$629)	BMP Fee (old \$152)	IT Surcharge (old \$138)
SCHEDULE "G" - SHORELINE, PRIMARY USES (§ 81.4, TRPA CODE)						
NEW ACTIVITIES OR CONSTRUCTION (Including tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility)						
54.	Beach Recreation (Dispersed), Water Oriented Recreational (Dispersed) Uses, Scientific Study Uses	\$604 min. fee, deposit account	\$628 min. fee, deposit account	\$654	\$158	\$143
55.	Commercial Boating, Construction Equipment Operation, Construction Equipment Storage, Safety and Navigation, Salvage Operations, Water Borne Transit, Water Oriented Outdoor Recreation Concessions, Environmental Improvement, Water Supply (Intake Line), Water- Oriented Public Service, Water- Oriented Scientific Study, Charter Boat, Water Taxi	\$4235 min. fee, deposit account	\$4400 min. fee, deposit account	\$654	\$158	\$143
56.	Boat Launching Facilities, Marinas, Tour Boat Operation, Beach Recreation (Intensive)	\$6050 min. fee, deposit account	\$6286 min. fee, deposit account	\$654	\$158	\$143
ADDITIONS AND OTHER MODIFICATIONS TO EXISTING STRUCTURES, FACILITIES, OR ACTIVITIES						
57.	Beach Recreation, Water Oriented Recreational (Dispersed) Uses, Scientific Study Uses	\$483 min. fee, deposit account	\$502 min. fee, deposit account	\$654	\$158	\$143
58.	Commercial Boating, Construction Equipment Operation, Construction Equipment Storage, Safety and Navigation, Salvage Operations, Water Borne Transit, Water Oriented Outdoor Recreation Concessions, Environmental Improvement, Water Supply (Intake Line), Water- Oriented Public Service, Water- Oriented Scientific Study, Charter Boat, Water Taxi	\$3388 min. fee, deposit account	\$3520 min. fee, deposit account	\$654	\$158	\$143
59.	Boat Launching Facilities, Marinas, Tour Boat Operation, Beach Recreation (Intensive)	\$4840 min. fee, deposit account	\$5029 min. fee, deposit account	\$654	\$158	\$143
60.	Other	\$1814 min. fee, deposit account	\$1885 min. fee, deposit account	\$654	\$158	\$143

Fee Category		Old Base Fee	New Base Fee	Shoreland Scenic Review Fee if applicable* (old \$629)	BMP Fee (old \$152)	IT Surcharge (old \$138)
SCHEDULE "H" - SHOREZONE, ACCESSORY USES (§ 81.3, TRPA CODE)						
NEW ACTIVITIES OR CONSTRUCTION (Including tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility)						
61.	Fences (below high waterline), Scientific Research Structures, Preliminary Pier Application ^[1] (Per Subsection 82.4, TRPA Code)	\$727 min. fee, deposit account	\$755 min. fee, deposit account	\$654	N/A	\$143
62.A	Buoys, Floating Platforms, and Low-Water Blocks	\$787 per buoy, floating platform, or low-water block (for first 3) plus \$393 per additional item	\$818 per buoy, floating platform, or low-water block (for first 3) plus \$408 per additional item	\$654 (Applies to floating platforms only)	\$158	\$143
62.B	Recognition of Existing Buoys, Mooring Lottery Eligibility Review	\$71	\$74	N/A	N/A	N/A
63.	Piers, Water Intake Lines	\$6050 min. fee, deposit account	\$6286 min. fee, deposit account	\$654	\$158	\$143
64.	Boat Ramps, Breakwaters or Jetties, Shoreline Protective Structures	\$6050 min. fee, deposit account	\$6286 min. fee, deposit account	\$654	\$158	\$143
ADDITIONS AND OTHER MODIFICATIONS TO EXISTING STRUCTURES, FACILITIES, OR ACTIVITIES						
65.	Fences (below high waterline), Scientific Research Structures	\$580 min. fee, deposit account	\$603 min. fee, deposit account	\$654	N/A	\$143
66.	Buoys, Floating Platforms, and Low-Water Blocks	\$629 per buoy, floating platform, or low-water block (for first 3) plus \$315 per additional item	\$654 per buoy, floating platform, or low-water block (for first 3) plus \$327 per additional item	\$654 (Applies to floating platforms only)	\$158	\$143
67.	Piers, Water Intake Lines	\$3025 min. fee, deposit account	\$3143 min. fee, deposit account	\$654	\$158	\$143
68.	Boat Ramps, Breakwaters or Jetties, Shoreline Protective Structures	\$3025 min. fee, deposit account	\$3143 min. fee, deposit account	\$654	\$158	\$143
OTHER						
69.	Dredging & Filling	\$4840 min. fee, deposit account	\$5029 min. fee, deposit account	\$654	\$158	\$143
70.	Shoreland Scenic Assessment – Baseline, Development Review, and Banking, Shorezone Character Type Verification/Challenges	\$483 min. fee, deposit account	\$502 min. fee, deposit account		N/A	\$143
71.	Transfer of Shoreland Scenic Credit, Shorezone Structure Transfers	\$623 min. fee, deposit account	\$647 min. fee, deposit account	\$654	N/A	\$143
72.	Other	\$1451 min. fee, deposit account	\$1508 min. fee, deposit account	\$654	\$158	\$143
¹ Preliminary Pier Application fees apply toward Fee 63 for those selected for a new pier pursuant to Subsection 82.4, TRPA Code						

Fee Category		Old Base Fee	New Base Fee	Shoreland Scenic Review Fee if applicable* (old \$629)	BMP Fee (old \$152)	IT Surcharge (old \$138)
SCHEDULE "I" - IPES, LAND CAPABILITY						
INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES)						
73.	Appeal of IPES Scores	\$1380 min. fee, plus \$2500 deposit account to cover actual costs for Evaluation Team per Subsection 53.3.3, TRPA Code	\$1434 min. fee, plus \$2500 deposit account to cover actual costs for Evaluation Team per Subsection 53.3.3, TRPA Code	N/A	N/A	\$143
74.	Allowable Land Coverage Determination	\$653 min. fee, deposit account	\$678 min. fee, deposit account	N/A	N/A	\$143
75.	Different IPES Building Site	\$565	\$587	N/A	N/A	\$143
76.	Initial IPES Evaluation	\$1042 min. fee, deposit account	\$1083 min. fee, deposit account	N/A	N/A	\$143
77.	Limited Incentive Program	\$420	\$436	N/A	N/A	\$143
128.	Individual Parcel Evaluation System Limited Incentive Program	\$1057 per point	\$1098 per point	N/A	N/A	N/A
78.	Re-evaluation IPES (Access/Utility Connection)	\$782	\$812	N/A	N/A	\$143
LAND CAPABILITY						
79.	Land Capability Challenge	\$1776 min. fee, plus \$2500 deposit account to cover actual costs for Team of Experts per Subsection 30.3.4, TRPA Code	\$1845 min. fee, plus \$2500 deposit account to cover actual costs for Team of Experts per Subsection 30.3.4, TRPA Code	N/A	N/A	\$143
80.	Land Capability Verification	\$647 min. fee, deposit account	\$672 min. fee, deposit account	N/A	N/A	\$143
81.	Site Assessment - Complete	\$604 min. fee, deposit account	\$628 min. fee, deposit account	N/A	N/A	\$143
82.	Site Assessment - Partial	\$483 min. fee, deposit account	\$502 min. fee, deposit account	N/A	N/A	\$143
83.	Soils/Hydrology Investigations	\$589 min. fee, deposit account	\$612 min. fee, deposit account	N/A	N/A	\$143
84.	Shorezone Tolerance District Verification (<100 feet)	\$233	\$242	N/A	N/A	\$143
85.	Shorezone Tolerance District Verification (>100 feet)	\$179 min. fee, deposit account	\$186 min. fee, deposit account	N/A	N/A	\$143

Fee Category		Old Base Fee	New Base Fee	Shoreland Scenic Review Fee if applicable* (old \$629)	BMP Fee (old \$152)	IT Surcharge (old \$138)
SCHEDULE "J" - GENERAL						
86.	Additional Plan Sheet Stamping	\$1.57 per sheet	\$1.63 per sheet	N/A	N/A	N/A
87.	Amendment to Code of Ordinances	\$3108 min. fee, deposit account	\$3229 min. fee, deposit account	N/A	N/A	\$143
88.	Amendment to Goals and Policies	\$3108 min. fee, deposit account	\$3229 min. fee, deposit account	N/A	N/A	\$143
89.	Amendment to Plan Area Statement	\$3108 min. fee, deposit account	\$3229 min. fee, deposit account	N/A	N/A	\$143
90.	Amendment to Rules of Procedure	\$2051 min. fee, deposit account	\$2131 min. fee, deposit account	N/A	N/A	\$143
91.	Amendment – Other Regional Plan	\$3108 min. fee, deposit account	\$3229 min. fee, deposit account	N/A	N/A	\$143
92.	Appeal of Executive Director Decision	\$1,165	\$1,210	N/A	N/A	\$143
93.	Appeal of Local Government Decision Pursuant to Area Plan MOU	\$1,573	\$1,634	N/A	N/A	\$143
94.	Banking of Verified Land Coverage, Unit of Use, and Conversion of Development Rights	\$358	\$372	N/A	N/A	\$143
95.	Conversions of Use	Use Schedules A through I	Use Schedules A through I	N/A	N/A	\$143
96.	Construction Schedule Extension including Grading Exceptions (Non Residential)	\$233	\$242	N/A	N/A	N/A
97.	Construction Schedule Extension including Grading Exceptions (Residential)	\$93	\$97	N/A	N/A	N/A
98.	Coverage Verification (<1 acre)	\$833	\$865	N/A	N/A	\$143
99.	Coverage Verification (>1 acre)	\$833 min. fee, deposit account	\$865 min. fee, deposit account	N/A	N/A	\$143
100.	Environmental Assessment	\$4484 min. fee, deposit account	\$4659 min. fee, deposit account	N/A	N/A	\$143
101.	Environmental Impact Statement	\$8967 min. fee, deposit account	\$9317 min. fee, deposit account	N/A	N/A	\$143
102.	Grading	\$499 deposit account	\$518 deposit account	N/A	N/A	\$143
103.	Historic Determination (Chapter 67)	\$1,297	\$1,348	N/A	N/A	\$143
104.	Left Blank Intentionally	N/A	N/A	N/A	N/A	N/A
105.	Linked Project Status Determination	\$697	\$724	N/A	N/A	\$143
106.	Lot Line Adjustment	\$1510 (2 lots) + \$157 per additional lot	\$1569 (2 lots) + \$163 per additional lot	N/A	N/A	\$143
107.	Master Plan	\$8967 min. fee, deposit account	\$9317 min. fee, deposit account	N/A	N/A	\$143
108.A	Qualified Exempt (structural additiona/modification)	\$213	\$221	N/A	N/A	N/A

	Fee Category	Old Base Fee	New Base Fee	Shoreland Scenic Review Fee if applicable* (old \$629)	BMP Fee (old \$152)	IT Surcharge (old \$138)
SCHEDULE "J" - GENERAL (continued)						
108.B	Qualified Exempt (shorezone structures per Section 83.6, TRPA Code	\$363	\$377	N/A	N/A	N/A
109.	Security Administration	\$242	\$251	N/A	N/A	N/A
110.	Left Blank Intentionally	N/A	N/A	N/A	N/A	N/A
111.	Additional Inspection, including Tahoe Yellow Cress (TYC)	\$141	\$146	N/A	N/A	N/A
112.	Signs – New, Modified, or Plan Revision	\$388 + \$157 per additional sign	\$403 + \$163 per additional sign	N/A	N/A	\$143
113.	Storage Tanks, Underground (new or Modification)	\$478 + \$393 per additional tank	\$497 + \$408 per additional tank	N/A	N/A	\$143
114.	Subdivisions of Existing Structures	\$1119 + \$47 per new lot created	\$1163 + \$49 per new lot created	N/A	N/A	\$143
115.	Subdivisions for Cemetery Lots	\$697	\$724	N/A	N/A	\$143
116.	Subdivision for Conveyance to Public Entity, or Court-Ordered Litigation	\$583 + \$31 per new lot created	\$606 + \$32 per new lot created	N/A	N/A	\$143
117.	Subdivision, Re-Subdivision (Excluding Lot Line Adjustments)	\$1432 + \$64 per new lot created	\$1488 + \$66 per new lot created	N/A	N/A	\$143
118.	Temporary Events/Activities (Chapter 2, Code)	\$1,033	\$1,073	N/A	N/A	\$143
119.	Temporary Uses/Structures (Chapter 22, Code)	\$1,084	\$1,126	N/A	N/A	\$143
120.	Detailed Transportation Analysis – If required in TRPA Code	\$172	\$179	N/A	N/A	\$143
121.	Transfer - Allocation	\$834 per allocation	\$867 per allocation	N/A	N/A	\$143
122.	Left Blank Intentionally	N/A	N/A	N/A	N/A	N/A
123.	Transfer – Land Coverage	\$834	\$867	N/A	N/A	\$143
124.	Transfer – Development Right	\$834	\$867	N/A	N/A	\$143
125.	Transfer – Verified Unit of Use	\$834	\$867	N/A	N/A	\$143
126.	Use Verifications	\$1133 per Chapter 18 use definition	\$1177 per Chapter 18 use definition	N/A	N/A	\$143
127.	Residential Allocation Monitoring Fee	\$157	\$163	N/A	N/A	N/A
128.	Individual Parcel Evaluation System Limited Incentive Program	See Schedule I between fee 77. and 78.	See Schedule I between fee 77. and 78.			
129.	Violations	2 x application fee, plus fines (if any)	2 x application fee, plus fines (if any)	N/A	N/A	\$143
130.	All Other Matters (Including Pre-application Consultations by Appointment	\$513 min. fee, deposit account	\$533 min. fee, deposit account	N/A	N/A	\$143
	Mobility Mitigation Fee**	Per Average Daily Vehi	Per Average Daily Vehicle Miles Travelled (VMT)			
	Residential**	\$196.20 per VMT	\$202.87 per VMT	N/A	N/A	N/A
	Commercial**	\$21.80 per VMT	\$22.54 per VMT	N/A	N/A	N/A
	Tourist Accommodation Unit	\$196.20 per VMT	\$202.87 per VMT	N/A	N/A	N/A
	Campsites & RV sites**	\$196.20 per VMT	\$202.87 per VMT	N/A	N/A	N/A
	Other**	\$21.80 per VMT	\$22.54 per VMT	N/A	N/A	N/A

*Shoreland Scenic Review Fee only applies to littoral parcels

**TRPA Code of Ordinances section 65.2.4.D states that the Mobility Mitigation Fee shall be adjusted annually according to the Consumer Price Index for the San Francisco region.

EXEMPT MOU MONITORING ANNUAL FEE	AMOUNT
Agate Bay Water Company	\$ 920.00
Charter Communications	\$ 920.00
Douglas County Sewer Improvement District	\$ 920.00
Fulton Water Company	\$ 920.00
Kingsbury General Improvement District	\$ 920.00
Lukins Brothers Water Company	\$ 920.00
McKinney Water District	\$ 920.00
Nevada Bell/SBC Communications	\$ 920.00
Roundhill General Improvement District	\$ 920.00
Tahoe Park Water Company	\$ 920.00
Tahoe Swiss Village Utility, Inc.	\$ 920.00
Tahoe Truckee Unified School District	\$ 920.00
Tahoe-Douglas Sewer District	\$ 920.00
Ward Well Water	\$ 920.00
North Tahoe PUD	\$ 2,060.00
Pacific Bell Telephone Company dba AT&T California	\$ 2,060.00
Incline Village General Improvement District	\$ 4,120.00
South Tahoe Public Utility District	\$ 4,120.00
Tahoe City PUD	\$ 4,120.00
Liberty Energy	\$ 6,180.00
Sierra Pacific Power Company dba NV Energy	\$ 6,180.00
Southwest Gas Corporation	\$ 6,180.00
No Change to Exempt MOUs	

Mitigation Fee Schedule		
Fee Category	Old Base Fee	New Base Fee
Water Quality Mitigation	\$1.86 per square foot	\$1.86 per square foot
Off-Site Coverage Mitigation	See Excess Coverage Mitigation	See Excess Coverage Mitigation
Excess Coverage Mitigation Fees by Hydrologic Area	See Map	See Map
Incline	\$20 per square foot	\$20 per square foot
Marlette	\$12 per square foot	\$12 per square foot
Cave Rock	\$25 per square foot	\$25 per square foot
South Stateline (Nevada side)	\$15 per square foot	\$15 per square foot
South Stateline (California side)	\$8.50 per square foot	\$8.50 per square foot
Upper Truckee	\$8.50 per square foot	\$8.50 per square foot
Emeral Bay	\$8.50 per square foot	\$8.50 per square foot
McKinney Bay	\$8.50 per square foot	\$8.50 per square foot
Tahoe City	\$8.50 per square foot	\$8.50 per square foot
Agate Bay (California side)	\$8.50 per square foot	\$8.50 per square foot
Agate Bay (Nevada side)	\$18 per square foot	\$18 per square foot
Rental Car Mitigation Fee**	\$5.75 per vehicle, per day (except local residents)	\$6 per vehicle, per day (except local residents)

**TRPA Rules of Procedures section 10.8.5.B Rental Car Mitigation Fee shall be adjusted annually according to the San Francisco region, rounded to the nearest quarter-dollar.

Attachment B

Resolution

TAHOE REGIONAL PLANNING AGENCY
TRPA RESOLUTION NO. 2023 –

RESOLUTION OF THE TAHOE REGIONAL PLANNING AGENCY
ANNUAL ADJUSTMENT TO THE TRPA RENTAL CAR MITIGATION FEE

WHEREAS, the Tahoe Regional Planning Agency (TRPA) is required under the TRPA Compact and the Regional Plan and Code of Ordinances to assess a Rental Car Mitigation Fee; and

WHEREAS, the fee adjusted or created pursuant to this resolution are compensatory, cover the actual cost of supporting the Tahoe Transportation District (TTD), and do not raise revenue in excess of the cost of such services and

WHEREAS, the Rental Car Mitigation Fee will be subject to an annual adjustment each January according to the Consumer Price Index from the Bureau of Labor Statistics for the San Francisco Bay area.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Tahoe Regional Planning Agency, pursuant to the authority contained in Article VII(e) of the Tahoe Regional Planning Compact and Section 10.8.5 of the Rules of Procedure of said Agency, that the fees to be charged and collected for the be increased to \$6.00 per day, and shall become effective January 1, 2024.

PASSED and ADOPTED by the Governing Board of the Tahoe Regional Planning Agency this _____ day of _____, 2023, by the following vote:

Ayes:
Nays:
Absent:

Cindy Gustafson, Chair
Tahoe Regional Planning Agency
Governing Board