



DEED RESTRICTION DISCLOSURE FORM

I. OVERVIEW

The Tahoe Regional Planning Agency's (TRPA) Bonus Unit Incentive Program provides property owners in the Tahoe Region the option to deed restrict their properties to various affordability levels in exchange for a bonus unit. Bonus units are a form of development right, which are needed construct a residential unit. Properties with a bonus unit must comply with the program criteria and will have a deed restriction running with the land.

Properties with a bonus unit are required to disclose the restrictions within 30 days of the sale. These properties are also required to submit an annual compliance report to TRPA. Annual compliance reports are available on TRPA's website and can be submitted online.

Property owners may be subject to a fine of up to 1/10 of the current cost of a residential unit of use (RUU) annually for failure to submit the compliance report, deed-restriction disclosure form, or otherwise comply with the requirements of Chapter 52.

For important definitions regarding affordable, moderate, or achievable housing and criteria of the program, see [TRPA Code of Ordinances Chapter 52 and 90](#) or visit TRPA's [housing webpage](#).

For any questions regarding information within this packet, please call 775-589-5333 to speak with a permitting technician.

II. DISCLOSURE FORM

PROPERTY INFORMATION:

Property Location/Assessor's Parcel Number (APN): _____

Street Address _____

County _____ **Previous APN(s)** _____

Seller (Owner) _____

Mailing Address _____ **City** _____ **State** _____

Zip Code _____ **Email** _____ **Phone** _____

Buyer _____

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____

Listing Agent _____ **Listing Agency** _____

Escrow Number _____ **Title Company** _____

Estimated Date of Sale: _____

Check one:

☐ **Single Family Residence**
Number of units and secondary residences or accessory dwelling units on this property
(including the primary or main residence): _____

☐ **Multi-Family Residence**
Number of units and secondary residences or accessory dwelling units on this property
(including the primary or main residence): _____

Number of units and secondary residences or accessory dwelling units on this property
(including the primary or main residence) BEING SOLD: _____

Units Deed Restricted and Affordability Level:

For important definitions regarding affordable, moderate, or achievable housing and criteria of the program, see [TRPA Code of Ordinances Chapter 52 and 90](#) or visit TRPA's [housing webpage](#).

☐ **Affordable** Number of Units: _____

☐ **Moderate** Number of Units: _____

☐ **Achievable** Number of Units: _____

Disclosure form continues on the next page.

DECLARATION:

As the new deed-holder of this property, I understand that, through a deed-restriction running with the parcel, that this property is restricted for use only by an occupant that meets the affordability level specified above, as defined in Chapter 90 of the TRPA Code of Ordinances, and that the property may not be used as a second home or vacation rental, that they property may be subject to other specific requirements outlined in the deed restriction, and that I am required to submit an annual compliance report to TRPA.

I hereby declare under penalty of perjury that all information submitted as part of this disclosure is true and accurate to the best of my knowledge and the signature is that of the new deed holder. I understand that should any information submitted be inaccurate, erroneous, or incomplete, TRPA may take appropriate action.

New Deed Holder (Buyer)

Print Owner(s) Name(s): _____

Signature(s): _____

Date: _____