

# EXEMPT ACTIVITIES INFORMATION PACKET

## I. OVERVIEW

The [TRPA Code of Ordinances](#) Section 2.3 identifies exempt activities that do not require TRPA review and approval. Exempt activities are generally minor improvements such as interior remodeling, maintenance and repair, landscaping, and some grading, for example.

**Exempt activities meeting the qualifications and criteria in this packet and TRPA Code of Ordinances Section 2.3 do not require any kind of notice or application to TRPA.**

[Land coverage](#) may not be created or relocated as part of an exempt activity. Exempt activities may be subject to compliance inspections and enforcement should the activity be inconsistent with the TRPA Code or cause harmful environmental impacts.

**This packet includes information on non-shorezone exempt activities. For information on exempt activities within the shorezone see TRPA Code Section 82.4.**

## II. ELIGIBLE EXEMPT ACTIVITIES & CRITERIA

### 1. STRUCTURAL REPAIR

Exterior structural repair of existing structures of less than \$50,000 per year is exempt if:

- The amount of excavation, filling, or backfilling is also exempt. (See #5 below.)
- No increase in the dimensions of a structure.
- No intensification or change in use.
- No increase in commercial floor area.
- No increase in density

Repair costs for the purpose of this criteria shall be calculated on an objective market valuation of the materials involved. Does not include labor costs.

### 2. INTERIOR REMODELING

- No change or intensification of use.
- No increase in density.
- For commercial or tourist accommodation structures, the remodeling does not exceed \$40,000 in value.

### 3. ORDINARY MAINTENANCE & REPAIR

Upkeep or preservation of the condition of the property. Examples include:

- Painting, re-siding, re-roofing (non-metal roof).

- Replacement of windows in-kind (unless visible from Lake Tahoe) and doors.
- Replacement of air conditioning, sewer, water, and electrical equipment provided any related excavation, filling, or backfilling is also exempt. (See #5 below.)

#### 4. NEW RESIDENTIAL FENCES & REPAIR OF FENCES

- Not more than six feet high.
- The amount of excavation, filling, or backfilling is also exempt. (See #5 below.)
- Does not obstruct the public's view of Lake Tahoe from a [scenic corridor](#).
- Not located in a Stream Environment Zone (SEZ) or body of water. Visit the [Parcel Tracker](#) and use the location address to determine if a SEZ exists on the property.

#### 5. EXCAVATION, FILLING, OR BACKFILLING

- Volume does not exceed 10 cubic yards on non-sensitive land during the grading season (May 1 to October 15).
- Volume does not exceed three cubic yards on sensitive land at any time of year or on non-sensitive land outside of the grading season.
- Activity is completed within 48 hours.
- Site must be stabilized to prevent erosion.
- Changes to existing grade shall not exceed two vertical feet in any location and shall not alter existing drainage patterns except as needed to implement water quality BMPs.
- Not a series of excavations that would collectively constitute a project.

#### 6. TREE REMOVAL

- Removal of dead trees (no green needles) less than or equal to 30 inches dbh for westside forest types, and less than or equal to 24 inches dbh in eastside forest types.
- Removal of live trees 14 inches dbh or less (not including those in an Stream Environment Zone or on lakefront properties). Visit the [Parcel Tracker](#) and use the location address to determine if a SEZ exists on the property.

#### 7. SEASONAL LIGHTING

Light displays are exempt between Thanksgiving and March 1 of the following year.

#### 8. SEASONAL OUTDOOR RETAIL SALES USE

- Does not cause parking on unpaved areas.
- Does not operate for more than six consecutive weeks in a 12 month period.
- Is located in a plan area designated mixed-use, commercial, public service, or tourist. Visit the [Parcel Tracker](#) and use the location address to determine permissible use.
- Does not create noise in excess of the limits in the TRPA Code of Ordinances Chapter 68.
- Does not create permanent land coverage disturbance.

#### 9. DEMOLITION

- Structures, improvements, or facilities less than 50 years of age.
- The amount of excavation, filling, or backfilling is also exempt. (See #5 above.)
- Verification and banking of land coverage or development rights through a [TRPA application](#) is completed prior to or concurrent with demolition.

## **10. GRADING & LANDSCAPING**

- Not located within a Stream Environment Zone (SEZ). Visit the [Parcel Tracker](#) and use the location address to determine if a SEZ exists on the property.
- The amount of excavation, filling, or backfilling is also exempt. (See #5 above.)
- Activity is in accordance with TRPA [Code of Ordinances](#), [Best Management Practices \(BMP\) Handbook](#), and [Home Landscaping Guide](#) with approved plant list.
- Does not create or relocate land coverage. (e.g. pathways)
- Natural slope is maintained. No terracing or recontouring.

## **11. HOME OCCUPATION**

- A use that is customarily conducted entirely within the dwelling by the residents of the dwelling, provided the occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes. Examples: making of clothes, giving of music lessons, creation of crafts.
- Does not allow signs, outside storage of materials, or employment of more than one person other than the dwelling residents.

## **12. PARCEL CONSOLIDATION (MERGER)**

Parcel consolidations or mergers do not require a TRPA permit; however, a deed restriction recorded by the affected property owners permanently consolidating the parcel areas is required. Notification to TRPA of the merger and a deed restriction can be completed by emailing [TRPA@trpa.gov](mailto:TRPA@trpa.gov).

## **13. REPLACEMENT OF COMBUSTION HEATERS & WOODSTOVES**

Replacement of combustion heaters and woodstoves are exempt as long as the replacement units are on [TRPA's list of approved units](#).

## **14. SIGNS**

- Changing advertising copy on lawfully erected changeable copy sign.
- Sign maintenance or cleaning (not including structural, electrical, copy, or color changes).
- Advertisement of credit, not to exceed one square foot in area.
- Identification signs that do not include any advertising, are nonelectrical, nonilluminated, not more than two square feet in area, and permanently affixed to a plane parallel to a wall located entirely on private property.
- Temporary sign- not greater than 12 square feet in area, not internally illuminated, not displayed for more than 30 calendar days per year.
- Construction identification signs, not to exceed 32 square feet in area and eight feet in height. Such signs shall be removed 10 days of site or building occupancy.
- Building name and erection date signs.
- Residential property identification signs, not exceeding four square feet.
- Signs not visible from a street, public recreation area, bike trail, or Lake Tahoe.
- Interior signs.
- Small access, identification, and stop signs, street and directional signs, danger or safety signs.
- Signs approved under intergovernmental MOUs or local government substitute standards.
- Instillation or replacement of subdivision identification names or letters on existing walls or similar structures, not over 12 inches high, and not internally illuminated.
- Replacement of sign faces on signs approved by TRPA, provided they remain in compliance.

## **15. MAIL DELIVERY**

Mail delivery receptacles (one per parcel or project area) and support structures are exempt so long as they comply with U.S. Postal Service standards. If located along a scenic corridor, the receptacle must be a dark earthtone color.

## **16. TEMPORARY ACTIVITIES**

- No parking on unpaved areas and no creation or relocation of land coverage.
- Does not require closure of traffic lanes or intersections for more than one hour, or the closure of U.S. Hwy 50 for any length of time.
- Noise does not exceed limits in the [TRPA Code of Ordinances](#) Chapter 68.
- Does not exceed 14 consecutive days in duration and will not occur more than four times in a calendar period.
- Not located within a Stream Environment Zone (SEZ). Visit the [Parcel Tracker](#) and use the location address to determine if a SEZ exists on the property.
- The amount of excavation, filling, or backfilling is also exempt. (See #5 above.)
- If activity is on unpaved area, that area has not been used for temporary activities more than four times in the past calendar year.
- Located in [TRPA-designated special event area](#).