



Application Filing Fee Schedule

Effective November 27, 2023

January 23, 2023

USING THIS SCHEDULE

This document contains all TRPA application filing fees, annual monitoring fees and mitigation fees. This document isThe application filing fees are divided into schedules that represent all **major land use classifications** listed in the TRPA Code of Ordinances. For example, residential application fees are listed in Schedule “A” and commercial fees are listed in Schedule “C.” Every use or activity contained in the schedule is defined in either Chapter 21 or Chapter 81 of the [TRPA Code of Ordinances](#); available online at www.trpa.gov.

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GENERAL NOTES

Fee caps are the maximum fees that will be charged at application submittal but which may be increased (after submittal) if actual costs can be reasonably and accurately calculated and exceed the fee cap amount. When the words **deposit account** follows a listed fee, the application is subject to cost recovery of TRPA’s actual costs associated with processing the application. For these applications, a deposit in the amount specified in the fee schedule must be posted at the time of application submittal. Additional deposits will be required when actual costs reach 90-percent of the deposit amount. Unused deposit amounts will be refunded to applicants.

New construction located in the **shoreland** area of Lake Tahoe may be subject to shoreland scenic review (and fee) in accordance with Chapter ~~66~~ of the TRPA Code. See Chapter 90 of the TRPA Code for the definition of “shoreland-”. See Chapter 66 of the TRPA Code for the applicable review level. All applications in this schedule are subject to a non-refundable information technologies (I.T.) surcharge used to maintain and support the TRPA database. This surcharge is due upon application submittal and is in addition to the fees listed in the schedules herein but does not apply to Exempt or Qualified Exempt applications (defined in Chapter 2 of the TRPA Code).

CONSTRUCTION INSPECTION FEES

On larger Commercial, Tourist Accommodation, Public Service, Redevelopment, Resource Management, and Recreation projects where the cost of construction inspection services will exceed the amount included in the base filing fee, an additional construction inspection fee will

be charged based on an estimate of the time required.

FEE MULTIPLIERS	
LEVEL OF REVIEW	MULTIPLIERS
Staff Level Review	1.00
Enhanced Staff Level Review Projects with noticing requirements per the TRPA Rules of Procedure that do not require Hearings Officer or Governing Board Review. See TRPA Rules of Procedure Article 12: Notice and TRPA Code of Ordinances Chapter 2.	1.25
Hearings Officer Review Projects subject to Hearings Officer review per TRPA Code of Ordinances Chapter 2.	1.40
Governing Board Review Projects subject to Governing Board review per TRPA Code of Ordinances Chapter 2.	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 <i>Level 4</i> , the BMP Fee, and the IT Surcharge:	$\$1,000 \times 1.40 \times \del{1.25} + \$629 \$2000 + \$152 + \$138 = \del{\$2669} \$3690$

SHORELAND SCENIC REVIEW
TRPA Code of Ordinances Chapter 66: <i>Scenic Quality</i> requires property owners to apply design elements that blend man-made structures with the natural environment. A Shorezone Scenic Review fee applies ONLY to littoral parcels. The fee for Level 3 and 6 reviews is \$1,000, all other review levels are \$2,000. Click here for a description of scenic review levels.

SCHEDULE "A" - RESIDENTIAL

Fee Category		Base Fee	Shoreland Scenic Review <i>if applicable</i> * ¹	BMP Fee	IT Surcharge Fee
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 ²	\$629 \$1,000 or \$2,000	\$152	\$138
2	Multiple Family Dwelling, Multiple Person Dwelling, Nursing and Personal Care, Residential Care, more than one Employee Housing unit, more than one Mobile Home	\$3,460 + \$64 per unit ²	\$629 \$1,000 or \$2,000	\$152	\$138
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 ²	\$629 \$1,000 or \$2,000	\$152	\$138
4	Multiple Family Dwelling, Multiple Person Dwelling, Nursing and Personal Care, Residential Care, more than one Employee Housing unit, more than one Mobile Home	\$1,888 + \$64 per unit ²	\$629 \$1,000 or \$2,000	\$152	\$138
CHANGES OF USE AND OTHER ACTIVITIES (No construction)					
5	Domestic Animal Raising	\$329	N/A	N/A	\$138
6	On-Site Election of Conversion of Use to Residential (Section 51.9, TRPA Code)	\$551 per unit	N/A	N/A	\$138
7	Change from an Existing Residential Use to Another Residential Use	\$629 per unit	N/A	N/A	\$138
8	Mixed Use Projects	<i>Use new construction fees for each use type</i>	N/A	N/A	\$138
9	Driveway Paving	\$235	N/A	N/A	\$138
10	Other	\$787	\$629 \$1,000 or \$2,000	\$152	\$138

¹ Shoreland Scenic Review fee only applies to littoral parcels. Level 3 and 6 \$1,000, all other reviews \$2,000. See TRPA Code of Ordinances Chapter 66: Scenic Quality.

² 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.

SCHEDULE "B" - TOURIST ACCOMODATION

	Fee Category	Base Fee	Shoreland Scenic Review if applicable * ¹	BMP Fee	IT Surcharge Fee
NEW CONSTRUCTION					
11	Hotel, Motel and Other Transient Units, Bed and Breakfast Facilities, Time Sharing (Hotel/Motel Design), and Time Sharing (Residential Design)	\$2,644 \$3,195 + \$47 per unit \$59 per unit	\$629 \$1,000 or \$2,000	\$152	\$138
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)	\$2,644 + \$47 per unit \$59 per unit	\$629 \$1,000 or \$2,000	\$152	\$138
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	N/A	N/A	\$138
14	Change from an Existing Tourist Accommodation Use to Another Tourist Accommodation Use	\$551 per unit	N/A	N/A	\$138
15	Mixed Use Projects	<i>Use new construction fees for each use type</i>	N/A	N/A	\$138
16	Other	\$1,573	\$629 \$1,000 or \$2,000	\$152	\$138

¹ Shoreland Scenic Review fee only applies to littoral parcels. Level 3 and 6 \$1,000, all other reviews \$2,000. See TRPA Code of Ordinances Chapter 66: Scenic Quality.

SCHEDULE "C" - COMMERCIAL

			Shoreland Scenic Review <i>if applicable*¹</i>	BMP Fee	IT Surcharge Fee
Fee Category	Base Fee				
NEW CONSTRUCTION <i>(Includes tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility.)²</i>					
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	\$629 \$1,000 or \$2,000	\$152	\$138
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	\$629 \$1,000 or \$2,000	\$152	\$138
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	N/A	N/A	\$138
20	Change from an Existing Commercial Use to Another Commercial Use	\$4.83 per sq. foot	N/A	N/A	\$138
21	Mixed Use Projects	<i>Use new construction fees for each use type</i>	N/A	N/A	\$138
22	Special Project Allocation	\$3,524	N/A	N/A	\$138
23	Other	\$1,573	\$629 \$1,000 or \$2,000	\$152	\$138
<i>¹ Shoreland Scenic Review fee only applies to littoral parcels. Level 3 and 6 \$1,000, all other reviews \$2,000. See TRPA Code of Ordinances Chapter 66: Scenic Quality.</i>					
<i>² Includes tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility.</i>					

SCHEDULE "D" - PUBLIC SERVICE					
Fee Category	Base Fee	Shoreland Scenic Review if applicable* ¹	BMP Fee	IT Surcharge Fee	
NEW CONSTRUCTION (Includes tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility.) ²					
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	\$3,630 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
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	\$3,025 min. fee, deposit account \$800	\$629 \$1,000 or \$2,000	\$152	\$138
26	Membership Organizations, Cemeteries, Churches, Cultural Facilities, Social Service Organizations	\$2,419 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
27	All Linear Public Facilities Listed in Section IV.B, Table of Primary Uses, Section 21.4 of the TRPA Code	\$2,178 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
ADDITIONS AND OTHER CONSTRUCTION MODIFICATIONS TO EXISTING STRUCTURES/FACILITIES					
28	Airfields, Landing Strips and Heliports, etc. (see list above).	\$3,388 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
29	Day Care Centers/Pre-Schools, etc. (see list above)	\$2,782 min. fee, deposit account \$800	\$629 \$1,000 or \$2,000	\$152	\$138
30	Membership Organizations, etc., (see list above)	\$2,178 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
31	Linear Public Facilities, etc. (see list above)	\$1,814 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
32	Conversion of Non-Public Service Use to a Public Service Use	\$1,210 min. fee, deposit account	N/A	N/A	\$138
33	Change from an Existing Public Service Use to Another Public Service	\$1,210 min. fee, deposit account	N/A	N/A	\$138

SCHEDULE "D" - PUBLIC SERVICE (continued)

Fee Category		Base Fee	Shoreland Scenic Review if applicable*¹	BMP Fee	IT Surcha rge- Fee
34	Mixed Use Projects	<i>Use new construction fees for each use type</i>	N/A	N/A	\$138
35	Other	\$1,210 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138

¹ Shoreland Scenic Review fee only applies to littoral parcels. Level 3 and 6 \$1,000, all other reviews \$2,000. See TRPA Code of Ordinances Chapter 66: Scenic Quality.

² Includes tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility.

SCHEDULE "E" - RECREATION

	Fee Category	Base Fee	Shoreland Scenic Review if applicable* ¹	BMP Fee	IT Surcharge Fee
NEW CONSTRUCTION (Includes tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility.)²					
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	\$6,050 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
37	Group Facilities	\$3,025 min. + \$64 per new unit fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
38	Downhill Ski Facilities, Snowmobile Courses, Off-Road Vehicle Courses, Cross-Country Ski Courses, Golf Courses	\$6,050 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
39	Beach Recreation, Boat Launching Facilities, Marinas	See Schedule G	N/A	\$152	\$138
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	\$4,840 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
41	Group Facilities	\$1,451 min. + \$64 per modified unit, fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
42	Downhill Ski Facilities, Snowmobile Courses, Off-Road Vehicle Courses, Cross-Country Ski Courses, Golf Courses	\$4,840 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
43	Beach Recreation, Boat Launching Facilities, Marinas	See Schedule G	N/A	\$152	\$138

SCHEDULE "E" - RECREATION (continued)

Fee Category		Base Fee	Shoreland Scenic Review if applicable^{*1}	BMP Fee	IT Surcharge Fee
44	Conversion of Non-Recreation Use to a Recreation Use	\$1,210 min. fee, deposit account	N/A	N/A	\$138
45	Change from an Existing Recreation Use to Another Recreation Use	\$1,210 min. fee, deposit account	N/A	N/A	\$138
46	Mixed Use Projects	\$1,210 min. fee, deposit account	N/A	N/A	\$138
47	Other	\$1,210 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138

¹ Shoreland Scenic Review fee only applies to littoral parcels. Level 3 and 6 \$1,000, all other reviews \$2,000. See TRPA Code of Ordinances Chapter 66: Scenic Quality.

² Includes tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility.

SCHEDULE "F" - RESOURCE MGMT.

Fee Category		Base Fee	Shoreland Scenic Review if applicable* ¹	BMP Fee	IT Surcharge Fee
NEW CONSTRUCTION (Includes tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility.)²					
48	All uses listed under "Resource Management" in Section VI, Table of Primary Uses, Section 21.4 of the TRPA Code	\$2,419 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
49	Tree Removal	\$83 min. + \$83 per hour	\$629 \$1,000 or \$2,000	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	\$1,814 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
CHANGES IN USE AND OTHER ACTIVITIES (No construction)					
51	Conversion of a Non-Recreation Use to a Recreation Use	\$1,210 min. fee, deposit account	N/A	N/A	\$138
52	Change from an Existing Recreation Use to Another Recreation Use	\$1,210 min. fee, deposit account	N/A	N/A	\$138
53	Other	\$1,210 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
¹ Shoreland Scenic Review fee only applies to littoral parcels. Level 3 and 6 \$1,000, all other reviews \$2,000. See TRPA Code of Ordinances Chapter 66: Scenic Quality.					
² Includes tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility.					

SCHEDULE "G" - SHORELINE, PRIMARY USES (§ 81.4, TRPA CODE)					
Fee Category	Base Fee	Shoreland Scenic Review if applicable ¹	BMP Fee	IT Surcharge Fee	
NEW ACTIVITIES OR CONSTRUCTION (Includes tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility.)²					
54	Beach Recreation (Dispersed), Water Oriented Recreational (Dispersed) Uses, Scientific Study Uses	\$604 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
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	\$4,235 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
56	Boat Launching Facilities, Marinas, Tour Boat Operation, Beach Recreation (Intensive)	\$6,050 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
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	\$629 \$1,000 or \$2,000	\$152	\$138
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	\$3,388 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
59	Boat Launching Facilities, Marinas, Tour Boat Operation, Beach Recreation (Intensive)	\$4,840 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
60	Other	\$1,814 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
¹ Shoreland Scenic Review fee only applies to littoral parcels. Level 3 and 6 \$1,000, all other reviews \$2,000. See TRPA Code of Ordinances Chapter 66: Scenic Quality.					
² Includes tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility.					

SCHEDULE "H" - SHOREZONE, ACCESSORY USES (§ 81.3, TRPA CODE)

Fee Category		Base Fee	Shoreland Scenic Review if applicable* ¹	BMP Fee	IT Surcharge Fee
NEW ACTIVITIES OR CONSTRUCTION (Includes tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility.)²					
61	Fences (below high waterline), Scientific Research Structures, Preliminary Pier Application ^{††3} (Per Subsection 82.4, TRPA Code)	\$727 min. fee, deposit account	\$629 \$1,000 or \$2,000	N/A	\$138
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	\$629 \$1,000 or \$2,000 (Applies to floating platforms only)	\$152	\$138
62.B	Recognition of Existing Buoys, Mooring Lottery Eligibility Review	\$71 \$350	N/A	N/A	N/A
63	Piers, Water Intake Lines	\$6,050 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
64	Boat Ramps, Breakwaters or Jetties, Shoreline Protective Structures	\$6,050 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
ADDITIONS AND OTHER MODIFICATIONS TO EXISTING STRUCTURES, FACILITIES, OR ACTIVITIES					
65	Fences (below high waterline), Scientific Research Structures	\$580 min. fee, deposit account	\$629 \$1,000 or \$2,000	N/A	\$138
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	\$629 \$1,000 or \$2,000 (Applies to floating platforms only)	\$152	\$138
67	Piers Modifications (no expansion), Water Intake Lines ⁴	\$3,025 min. fee, deposit account	\$629	\$152	\$138
132	Pier Expansions ⁴	\$6,050	\$1,000 or \$2,000	\$152	\$138
68	Boat Ramps, Breakwaters or Jetties, Shoreline Protective Structures	\$3,025 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138

**SCHEDULE "H" - SHOREZONE, ACCESSORY USES (§ 81.3, TRPA CODE)
(continued)**

Fee Category		Base Fee	Shoreland Scenic Review if applicable* ¹	BMP Fee	IT Fee
OTHER					
69	Dredging & Filling	\$4,840 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138
70	Shoreland Scenic Assessment – Baseline, Development Review, and Banking, Shorezone Character Type Verification/Challenges	\$483 min. fee, deposit account		N/A	\$138
71	Transfer of Shoreland Scenic Credit, Shorezone Structure Transfers	\$623 min. fee, deposit account	\$629 \$1,000 or \$2,000	N/A	\$138
72	Other	\$1,451 min. fee, deposit account	\$629 \$1,000 or \$2,000	\$152	\$138

¹ Shoreland Scenic Review fee only applies to littoral parcels. Level 3 and 6 \$1,000, all other reviews \$2,000. See TRPA Code of Ordinances Chapter 66: Scenic Quality.

² Includes tear-down, replacement, or modifications affecting 50-percent or more of an existing structure/facility.

³ Preliminary Pier Application fees apply toward Fee 63 for those selected for a new pier pursuant to Subsection 82.4, TRPA Code.

⁴ See TRPA Code of Ordinances Chapters 84 and 90 for the definition of expansion.

SCHEDULE "I" - IPES, LAND CAPABILITY					
Fee Category		Base Fee	Shoreland Scenic Review if applicable* ¹	BMP Fee	IT Surcharge Fee
INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES)					
73	Appeal of IPES Scores	\$1,380 min. fee, plus \$2,500 deposit account to cover actual costs for Evaluation Team per Subsection 53.3.3, TRPA Code ²	N/A	N/A	\$138
74	Allowable Land Coverage Determination	\$653 min. fee, deposit account	N/A	N/A	\$138
75	Different IPES Building Site	\$565	N/A	N/A	\$138
76	Initial IPES Evaluation	\$1,042 min. fee, deposit account	N/A	N/A	\$138
77	Limited Incentive Program	\$420	N/A	N/A	\$138
128	Individual Parcel Evaluation System Limited Incentive Program	\$1,057 per point	N/A	N/A	N/A
78	Re-evaluation IPES (Access/Utility Connection)	\$782	N/A	N/A	\$138
LAND CAPABILITY					
79	Land Capability Challenge	\$1,776 min. fee, plus \$2,500 deposit account to cover actual costs for Evaluation Team per Subsection 53.3.3, TRPA Code ²	N/A	N/A	\$138
80	Land Capability Verification	\$647 min. fee, deposit account	N/A	N/A	\$138
81	Site Assessment - Complete	\$604 min. fee, deposit account	N/A	N/A	\$138
82	Site Assessment - Partial	\$483 min. fee, deposit account	N/A	N/A	\$138
83	Soils/Hydrology Investigations	\$589 min. fee, deposit account	N/A	N/A	\$138
84	Shorezone Tolerance District Verification (<100 feet)	\$233	N/A	N/A	\$138
85	Shorezone Tolerance District Verification (>100 feet)	\$179 min. fee, deposit account	N/A	N/A	\$138
¹ Shoreland Scenic Review fee only applies to littoral parcels. Level 3 and 6 \$1,000, all other reviews \$2,000. See TRPA Code of Ordinances Chapter 66: Scenic Quality.					
² Deposit account to cover actual costs for Evaluation Team or Team of Experts per TRPA Code 30.3.4 or 53.3.3 as applicable.					

SCHEDULE "J" - GENERAL

Fee Category		Base Fee	Shoreland Scenic Review if applicable* ¹	BMP Fee	IT Surcharge Fee
86	Additional Plan Sheet Stamping	\$1.57 per sheet	N/A	N/A	N/A
87	Amendment to Code of Ordinances	\$3,108 min. fee, deposit account	N/A	N/A	\$138
88	Amendment to Goals and Policies	\$3,108 min. fee, deposit account	N/A	N/A	\$138
89	Amendment to Plan Area Statement	\$3,108 min. fee, deposit account	N/A	N/A	\$138
90	Amendment to Rules of Procedure	\$2,051 min. fee, deposit account	N/A	N/A	\$138
91	Amendment – Other Regional Plan	\$3,108 min. fee, deposit account	N/A	N/A	\$138
92	Appeal of Executive Director Decision	\$1,165	N/A	N/A	\$138
93	Appeal of Local Government Decision Pursuant to Area Plan MOU	\$1,573	N/A	N/A	\$138
94	Banking of Verified Land Coverage, Unit of Use, and Conversion of Development Rights	\$358	N/A	N/A	\$138
95	Conversions of Use	<i>Use Schedules A through I</i>			
96	Construction Schedule Extension (Non Residential)	\$233	N/A	N/A	N/A
97	Construction Schedule Extension (Residential)	\$93	N/A	N/A	N/A
98	Coverage Verification (<1 acre)	\$833	N/A	N/A	\$138
99	Coverage Verification (>1 acre)	\$833 min. fee, deposit account	N/A	N/A	\$138
100	Environmental Assessment	\$4,484 min. fee, deposit account	N/A	N/A	\$138
101	Environmental Impact Statement	\$8,967 min. fee, deposit account	N/A	N/A	\$138
102	Grading	\$499 deposit account	N/A	N/A	\$138
103	Historic Determination (Chapter 67)	\$1,297	N/A	N/A	\$138
104	<i>Left Blank Intentionally</i>				
105	Linked Project Status Determination	\$697	N/A	N/A	\$138
106	Lot Line Adjustment	\$1,510 (2 lots) + \$157 per additional lot	N/A	N/A	\$138

SCHEDULE "J" - GENERAL (continued)

	Fee Category	Base Fee	Shoreland Scenic Review if applicable*¹	BMP Fee	IT Surcharge Fee
106	Lot Line Adjustment	\$1,510 (2 lots) + \$157 per additional lot	N/A	N/A	\$138
107	Master Plan	\$8,967 min. fee, deposit account	N/A	N/A	\$138
108.A	Qualified Exempt (structural-additiona/modification-not in the shorezone)	\$213	N/A	N/A	N/A
108.B	Qualified Exempt (shorezone structures per Section 83.6, TRPA Code)	\$363	N/A	N/A	N/A
109	Security Administration	\$242	N/A	N/A	N/A
110	<i>Left Blank Intentionally</i>				
111	Additional Inspection, including Tahoe Yellow Cress (TYC)	\$141	N/A	N/A	N/A
112	Signs – New, Modified, or Plan Revision	\$388 + \$157 per additional sign	N/A	N/A	\$138
113	Storage Tanks, Underground (new or Modification)	\$478 + \$393 per additional tank	N/A	N/A	\$138
114	Subdivisions of Existing Structures	\$1,119 + \$47 per new lot created	N/A	N/A	\$138
115	Subdivisions for Cemetery Lots	\$697	N/A	N/A	\$138
116	Subdivision for Conveyance to Public Entity, or Court-Ordered Litigation	\$583 + \$31 per new lot created	N/A	N/A	\$138
117	Subdivision, Re-Subdivision (Excluding Lot Line Adjustments)	\$1,432 + \$64 per new lot created	N/A	N/A	\$138
118	Temporary Events/Activities (Chapter 2, Code)	\$1,033	N/A	N/A	\$138
119	Temporary Uses/Structures (Chapter 22, Code)	\$1,084	N/A	N/A	\$138
120	Detailed Transportation Analysis – If required in TRPA Code	\$172	N/A	N/A	\$138
121	Transfer - Allocation	\$834 per allocation	N/A	N/A	\$138
122	<i>Left Blank Intentionally</i>				
123	Transfer – Land Coverage	\$834	N/A	N/A	\$138
124	Transfer – Development Right	\$834	N/A	N/A	\$138
125	Transfer – Verified Unit of Use	\$834	N/A	N/A	\$138

SCHEDULE "J" - GENERAL (continued)

Fee Category		Base Fee	Shoreland Scenic Review if applicable* ¹	BMP Fee	IT Surcharge Fee
125	Transfer – Verified Unit of Use	\$834	N/A	N/A	\$138
126	Use Verifications	\$1,133 per Chapter 18 use definition	N/A	N/A	\$138
127	Residential Allocation Monitoring Fee	\$157	N/A	N/A	N/A
128	Individual Parcel Evaluation System Limited Incentive Program	<i>See Schedule I between fee 77 and 78</i>			
129	Violations	2 x application fee, plus fines (if any)	N/A	N/A	\$138
130	All Other Matters (Including Pre-application Consultations by Appointment)	\$527 min. fee, deposit account	N/A	N/A	\$138
131	Parcel Consolidation Deed Restrictions	\$200	N/A	N/A	N/A
132	Repeat Permit Acknowledgment	\$200	N/A	N/A	N/A
133	Pier Expansions	<i>See Schedule H</i>			

^{1*} - Shoreland Scenic Review fee only applies to littoral parcels. Level 3 and 6 \$1,000, all other reviews \$2,000. See TRPA Code of Ordinances Chapter 66: Scenic Quality.

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
Incline Village General Improvement District	\$ 4,120.00
Kingsbury General Improvement District	\$ 920.00
Liberty Energy	\$ 6,180.00
Lukins Brothers Water Company	\$ 920.00
McKinney Water District	\$ 920.00
Nevada Bell/SBC Communications	\$ 920.00
North Tahoe PUD	\$ 2,060.00
Pacific Bell Telephone Company dba AT&T California	\$ 2,060.00
Roundhill General Improvement District	\$ 920.00
Sierra Pacific Power Company dba NV Energy	\$ 6,180.00
South Tahoe Public Utility District	\$ 4,120.00
Southwest Gas Corporation	\$ 6,180.00
Tahoe City PUD	\$ 4,120.00
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

MITIGATION FEES	
Fee Category	Fee
Water Quality Mitigation	\$1.86 per square foot
<u>Mobility Mitigation Fee</u>	Per Average Daily Vehicle Miles Travelled (VMT)
Residential	\$196.20 per VMT
Commerical	\$21.80 per VMT
Tourist Accomodation Unit	\$196.20 per VMT
Campsites & RV sites	\$196.20 per VMT
Other	\$21.80 per VMT
Off-Site Coverage Mitigation	See Excess Coverage Mitigation
<u>Excess Coverage Mitigation Fees by Hydorologic Area</u>	See Map
Incline	\$20 per square foot
Marlette	\$12 per square foot
Cave Rock	\$25 per square foot
South Stateline (Nevada side)	\$15 per square foot
South Stateline (California side)	\$8.50 per square foot
Upper Truckee	\$8.50 per square foot
Emeral Bay	\$8.50 per square foot
McKinney Bay	\$8.50 per square foot
Tahoe City	\$8.50 per square foot
Agate Bay (California side)	\$8.50 per square foot
Agate Bay (Nevada side)	\$18 per square foot
Rental Vehicle Mitigation	\$4.75 for EACH DAY of the rental transaction

SHOREZONE MITIGATION FEES

Fee Category	Fee
Mooring	\$43.00 per year
Buoy Scenic Mitigation	\$47.00 per year
Motorized Boat Rental Concession	\$75.00 per year for every boat with an EPA 3-star or better rating \$150.00 per year for every boat with an EPA 2-star or better rating
New Pier Construction or Expansion	\$60.00 per linear foot, new pier \$60.00 per linear foot, additional length to an existing pier \$600.00 per application, other additions
New Boat Ramp Construction or Expansion	\$60.00 per linear foot, new boat ramp \$60.00 per linear foot, additional length to an existing boat ramp \$200.00 per linear foot, additional width to an existing boat ramp
New Marina Construction or Expansion	\$200.00 per slip, new boat slip \$200.00 per buoy, new mooring buoy \$500.00 per application, other additions