

WHERE SHOULD I GO TO OBTAIN A PERMIT?

Depending on a property's location and scope of a project, permits may be processed by TRPA or the local building department. TRPA has permitting agreements, or Memorandums of Understanding (MOUs), with most of the local jurisdictions within the Lake Tahoe Basin. These MOUs allow local building departments to carry out environmental review and issue permits on behalf of TRPA, and can save you valuable time and resources while completing projects.

Use this table to determine whether your permit can be issued by your local jurisdiction, as noted by a check mark (✓) below. If your local jurisdiction does not issue the type of permit you are seeking, you may submit an application directly to TRPA. If you do not see your project below, please contact TRPA or your local building department.

	WASHOE COUNTY	CITY OF SOUTH LAKE TAHOE	PLACER COUNTY	EL DORADO COUNTY
RESIDENTIAL ⁽³⁾				
New Single-Family Residential		✓	✓	✓
Single-Family Residential Additions/Modifications		✓	✓	✓
Qualified Exempt (non-shorezone)		✓	✓	✓
Residential Coverage Exemption Improvements		✓	✓	✓
Lot Line Adjustments				✓ with TRPA
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 ⁽³⁾				
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)			✓	
Lot Line Adjustments				
Paving		✓		

WASHOE
COUNTY

CITY OF
SOUTH LAKE
TAHOE

PLACER COUNTY

EL DORADO
COUNTY

VERIFICATIONS, BANKING & TRANSFER OF DEVELOPMENT RIGHTS (3)				
Verification of Land Capability & Coverage (Site Assessments)			✓ ⁴	✓ ⁴
Verifications of Existing Uses			✓	
Coverage Transfers				
Unit of Use Transfers				
Allocation Transfers				
Development Right Transfers				
Banking (coverage, units of use, residential development rights)				

TEMPORARY (3)				
Temporary Activities		✓		
Temporary Uses		✓		
Temporary Structures		✓	✓	

TOWN CENTER DEVELOPMENT				
Residential Development within a Regional Center		✓ (< 100K ft ²)		
Residential Development within a Town Center		✓ (< 50K ft ²)		
Commercial, Tourist Accommodation, Public Service, and Recreation Development within a Regional Center		✓ (< 80K ft ²)		
Commercial, Tourist Accommodation, Public Service, and Recreation Development within a Town Center		✓ (< 40K ft ²)		

DISCLAIMERS:

- (1) Washoe County, Carson City, and Douglas County currently do not issue permits on behalf of TRPA. If you have a property within these jurisdictions in the Lake Tahoe Basin, you will need to obtain a permit from both TRPA and the local building department.
- (2) Any project that requires review and approval by the TRPA Governing Board will need to be submitted to TRPA for permitting. (TRPA Code of Ordinances subsection 2.2)
- (3) Projects visible from Lake Tahoe, a public recreation area or a main travel route are reviewed and permitted by TRPA.
- (4) Verification of Land Capability & Coverage (Site Assessments) on parcels adjacent to Lake Tahoe require TRPA review and approval.

NOTES:

- 1. El Dorado County only verifies land capability as part of a complete site assessment. To obtain a land capability verification outside of a site assessment, please submit an application to TRPA.
- 2. All measurements are new building floor area. Projects and matters that meet one of the following criteria and that are also identified in TRPA Code of Ordinances subsection 2.2.2 of the Code as requiring approval by the Governing Board or Hearings Officer shall be reviewed by TRPA:
 - A. All development within the Shorezone of Lake Tahoe;
 - B. All development within the Conservation District;
 - C. All development within the Backcountry District;
 - D. All development within the Resort Recreation designation; and
 - E. All development in excess of the amounts in the table.