TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

STAFF REPORT

Date: November 11, 2020

To: TRPA Governing Board

From: TRPA Staff

Subject: Resolution Amending TRPA Application Filing Fee Schedule

---

Summary and Staff Recommendation:
Staff recommends that the Governing Board approve the proposed amendment to increase the Tahoe Regional Planning Agency (TRPA) Application Filing Fee Schedule by three percent. Staff further recommends that the Governing Board adopt the attached Resolution 20-__ (Attachment A) to adjust the TRPA Application Filing Fee Schedule. The adjustments to the Application Filing Fee Schedule would take effect on January 25, 2021.

Required Motions:
In order to amend the Application Filing Fee Schedule, the Board must make the following motion, based on this staff report:

1) A motion to approve the attached Resolution as shown in Attachment A amending the TRPA Application Filing Fee Schedule Analysis

For the motion to pass, an affirmative vote of any eight Board members is required.

Proposed Changes:
The Tahoe Regional Planning Agency proposes to increase the application filing fee schedule by three percent. On November 14, 2018, the Tahoe Regional Planning Agency Governing Board approved an increase to the filing fee schedule. The Governing Board also established a policy of annually adjusting the filing fee schedule based on the Consumer Price Index (CPI) from the Bureau of Labor Statistics for the San Francisco Region. Staff proposes modifying the policy to increase filing fees by the CPI, or three percent, whichever is higher for this year and going forward. The present level of filing fees do not cover the costs of the Current Planning Division. The one percent increase above the CPI will help close the gap.

On June 24, 2020, the Governing Board approved the fiscal year 2020/2021 budget, which included this year's filing fee increase, assuming a three percent increase. This increase is one percentage point higher than the CPI.

The adjustments to the Application Filing Fee Schedule would take effect on Monday, January 25, 2021. All adjustments will round to the nearest dollar. Application fees will be waived for affordable housing projects that include bonus units.

In addition to the general increase, we will be adding clarifying language stating that fee schedule item 111 includes Tahoe Yellow Cress (TYC) inspections and fee schedule item 62.B includes mooring lottery eligibility review.

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

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

Attachments:
A. Resolution 2020-__ Revising Filing Fee Schedule
    - Exhibit 1: Filing Fee Schedule

Attachment A

Resolution 2020-__ Revising Filing Fee Schedule

TAHOE REGIONAL PLANNING AGENCY
TRPA RESOLUTION NO. 2020 –

RESOLUTION OF THE TAHOE REGIONAL PLANNING AGENCY
ANNUAL ADJUSTMENT (3% THIS YEAR) TO THE TRPA APPLICATION FILING FEE SCHEDULE

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 San Francisco Region, or three percent, whichever is higher.

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, 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 25, 2021.

PASSED and ADOPTED by the Governing Board of the Tahoe Regional Planning Agency this ___ day of _____, 2020, by the following vote:

Ayes:
Nays:
Absent:

_____
Bill Yeates, Chair
Tahoe Regional Planning Agency
Governing Board

Exhibit 1 to Attachment A

Filing Fee Schedule

SCHEDULE "A" - RESIDENTIAL

	Fee Category	Old Base Fee	New Base Fee	Shoreland Scenic Review Fee (old $536)	BMP Fee (old $129)	IT Surcharge (old $117)
NEW CONSTRUCTION						
1.	Single Family Dwelling, Summer Home, Secondary Residence, one Mobile Home Dwelling, and one Employee Housing unit	$1.34 per sq. ft of floor area covered by roof, $670 minimum*	$1.38 per sq. ft of floor area covered by roof, $690 minimum*	$552	$133	$121
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	$2946 + $54 per unit*	$3034 + $56 per unit*	$552	$133	$121
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	$1.47 per sq. ft of modified/new floor area covered by roof, $515 minimum*	$1.51 per sq. ft of modified/new floor area covered by roof, $530 minimum*	$552	$133	$121
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	$1607 + $54 per unit*	$1655 + $56 per unit*	$552	$133	$121
CHANGES OF USE AND OTHER ACTIVITIES (No construction)						
5.	Domestic Animal Raising	$281	$289	N/A	N/A	$121
6.	On-Site Election of Conversion of Use to Residential (Section 51.9, TRPA Code)	$469 per unit	$483 per unit	N/A	N/A	$121
7.	Change from an Existing Residential Use to Another Residential Use	$536 per unit	$552 per unit	N/A	N/A	$121
8.	Mixed Use Projects	Use new construction fees for each use type	Use new construction fees for each use type	N/A	N/A	$121
9.	Driveway Paving	$200	$206	N/A	N/A	$121
10.	Other	$670	$690	N/A	$133	$121

*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	Old Base Fee	New Base Fee	Shoreland Scenic Review Fee (old $536)	BMP Fee (old $129)	IT Surcharge (old $117)
	NEW CONSTRUCTION						
	11.	Hotel, Motel and Other Transient Units, Bed and Breakfast Facilities, Time Sharing (Hotel/Motel Design), and Time Sharing (Residential Design)	$2250 + $40 per unit	$2318 + $41 per unit	$552	$133	$121
	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)	$2250 + $40 per unit	$2318 + $41 per unit	$552	$133	$121
	CHANGES OF USE AND OTHER ACTIVITIES (No construction)						
	13.	On-Site Election of Conversion of Use to Tourist Accommodation (Section 50.9, TRPA Code)	$469 per unit	$483 per unit	N/A	N/A	$121
	14.	Change from an Existing Tourist Accommodation Use to Another Tourist Accommodation Use	$469 per unit	$483 per unit	N/A	N/A	$121
	15.	Mixed Use Projects	Use new construction fees for each use type	Use new construction fees for each use type	N/A	N/A	$121
	16.	Other	$1,339	$1,379	N/A	$133	$121

		Fee Category	Old Base Fee	New Base Fee	Shoreland Scenic Review Fee (old $536)	BMP Fee (old $129)	IT Surcharge (old $117)
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	$4.12 per sq. foot	$4.24 per sq. foot	$552	$133	$121
	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	$4.12 per sq. foot	$4.24 per sq. foot	$552	$133	$121
	CHANGES IN USE AND OTHER ACTIVITIES (No construction)						
	19.	On-Site Election of Conversion of Use to Commercial (Section 50.9, TRPA Code)	$4.12 per sq. foot	$4.24 per sq. foot	N/A	N/A	$121
	20.	Change from an Existing Commercial Use to Another Commercial Use	$4.12 per sq. foot	$4.24 per sq. foot	N/A	N/A	$121
	21.	Mixed Use Projects	Use new construction fees for each use type	Use new construction fees for each use type	N/A	N/A	$121
	22.	Special Project Allocation	$3,000	$3,090	N/A	N/A	$121
	23.	Other	$1,339	$1,379	$552	$133	$121

		Fee Category	Old Base Fee	New Base Fee	Shoreland Scenic Review Fee (old $536)	BMP Fee (old $129)	IT Surcharge (old $117)
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	$3090 min. fee, deposit account	$3183 min. fee, deposit account	$552	$133	$121
	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	$2575 min. fee, deposit account	$2652 min. fee, deposit account	$552	$133	$121
	26.	Membership Organizations, Cemeteries, Churches, Cultural Facilities, Social Service Organizations	$2060 min. fee, deposit account	$2122 min. fee, deposit account	$552	$133	$121
	27.	All Linear Public Facilities Listed in Section IV.B, Table of Primary Uses, Section 21.4 of the TRPA Code	$1854 min. fee, deposit account	$1910 min. fee, deposit account	$552	$133	$121
	ADDITIONS AND OTHER CONSTRUCTION MODIFICATIONS TO EXISTING STRUCTURES/FACILITIES						
	28.	Airfields, Landing Strips and Heliports, etc. (see list above).	$2884 min. fee, deposit account	$2971 min. fee, deposit account	$552	$133	$121
	29.	Day Care Centers/Pre-Schools, etc. (see list above)	$2369 min. fee, deposit account	$2440 min. fee, deposit account	$552	$133	$121
	30.	Membership Organizations, etc., (see list above)	$1854 min. fee, deposit account	$1910 min. fee, deposit account	$552	$133	$121
	31.	Linear Public Facilities, etc. (see list above)	$1545 min. fee, deposit account	$1591 min. fee, deposit account	$552	$133	$121
	32.	Conversion of Non-Public Service Use to a Public Service Use	$1030 min. fee, deposit account	$1061 min. fee, deposit account	N/A	N/A	$121
	33.	Change from an Existing Public Service Use to Another Public Service Use	$1030 min. fee, deposit account	$1061 min. fee, deposit account	N/A	N/A	$121
	34.	Mixed Use Projects	Use new construction fees for each use type	Use new construction fees for each use type	N/A	N/A	$121
	35.	Other	$1030 min. fee, deposit account	$1061 min. fee, deposit account	$552	$133	$121

		Fee Category	Old Base Fee	New Base Fee	Shoreland Scenic Review Fee (old $536)	BMP Fee (old $129)	IT Surcharge (old $117)
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	$5150 min. fee, deposit account	$5305 min. fee, deposit account	$552	$133	$121
	37.	Group Facilities	$2575 min. + $54 per new unit fee, deposit account	$2652 min. + $56 per new unit fee, deposit account	$552	$133	$121
	38.	Downhill Ski Facilities, Snowmobile Courses, Off-Road Vehicle Courses, Cross-Country Ski Courses, Golf Courses	$5150 min. fee, deposit account	$5305 min. fee, deposit account	$552	$133	$121
	39.	Beach Recreation, Boat Launching Facilities, Marinas	See Schedule G	See Schedule G	N/A	$133	$121
	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	$4120 min. fee, deposit account	$4244 min. fee, deposit account	$552	$133	$121
	41.	Group Facilities	$1236 min. + $54 per modified unit, fee, deposit account	$1273 min. + $56 per modified unit, fee, deposit account	$552	$133	$121
	42.	Downhill Ski Facilities, Snowmobile Courses, Off-Road Vehicle Courses, Cross-Country Ski Courses, Golf Courses	$4120 min. fee, deposit account	$4244 min. fee, deposit account	$552	$133	$121
	43.	Beach Recreation, Boat Launching Facilities, Marinas	See Schedule G	See Schedule G	N/A	$133	$121
	44.	Conversion of Non-Recreation Use to a Recreation Use	$1030 min. fee, deposit account	$1061 min. fee, deposit account	N/A	N/A	$121
	45.	Change from an Existing Recreation Use to Another Recreation Use	$1030 min. fee, deposit account	$1061 min. fee, deposit account	N/A	N/A	$121
	46.	Mixed Use Projects	$1030 min. fee, deposit account	$1061 min. fee, deposit account	N/A	N/A	$121
	47.	Other	$1030 min. fee, deposit account	$1061 min. fee, deposit account	$552	$133	$121

		Fee Category	Old Base Fee	New Base Fee	Shoreland Scenic Review Fee (old $536)	BMP Fee (old $129)	IT Surcharge (old $117)
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	$2060 min. fee, deposit account	$2122 min. fee, deposit account	$552	$133	$121
	49.	Tree Removal	$71 min. + $71 per hour	$73 min. + $73 per hour	$552	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	$1545 min. fee, deposit account	$1591 min. fee, deposit account	$552	$133	$121
	CHANGES IN USE AND OTHER ACTIVITIES (No construction)						
	51.	Conversion of a Non-Recreation Use to a Recreation Use	$1030 min. fee, deposit account	$1061 min. fee, deposit account	N/A	N/A	$121
	52.	Change from an Existing Recreation Use to Another Recreation Use	$1030 min. fee, deposit account	$1061 min. fee, deposit account	N/A	N/A	$121
	53.	Other	$1030 min. fee, deposit account	$1061 min. fee, deposit account	$552	$133	$121

		Fee Category	Old Base Fee	New Base Fee	Shoreland Scenic Review Fee (old $536)	BMP Fee (old $129)	IT Surcharge (old $117)
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	$515 min. fee, deposit account	$530 min. fee, deposit account	$552	$133	$121
	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	$3605 min. fee, deposit account	$3713 min. fee, deposit account	$552	$133	$121
	56.	Boat Launching Facilities, Marinas, Tour Boat Operation, Beach Recreation (Intensive)	$5150 min. fee, deposit account	$5305 min. fee, deposit account	$552	$133	$121
	ADDITIONS AND OTHER MODIFICATIONS TO EXISTING STRUCTURES, FACILITIES, OR ACTIVITIES						
	57.	Beach Recreation, Water Oriented Recreational (Dispersed) Uses, Scientific Study Uses	$412 min. fee, deposit account	$424 min. fee, deposit account	$552	$133	$121
	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	$2884 min. fee, deposit account	$2971 min. fee, deposit account	$552	$133	$121
	59.	Boat Launching Facilities, Marinas, Tour Boat Operation, Beach Recreation (Intensive)	$4120 min. fee, deposit account	$4244 min. fee, deposit account	$552	$133	$121
	60.	Other	$1545 min. fee, deposit account	$1591 min. fee, deposit account	$552	$133	$121

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

	Fee Category	Old Base Fee	New Base Fee	Shoreland Scenic Review Fee (old $536)	BMP Fee (old $129)	IT Surcharge (old $117)
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)	$618 min. fee, deposit account	$637 min. fee, deposit account	$552	N/A	$121
62.A	Buoys, Floating Platforms	$670 per Buoy or Floating Platform (for first 3) plus $335 per additional Buoy or Floating Platform	$690 per Buoy or Floating Platform (for first 3) plus $345 per additional Buoy or Floating Platform	$552 (3 or fewer buoys are exempt)	$133	$121
62.B	Recognition of Existing Buoys, Mooring Lottery Eligibility Review	$61	$63	N/A	N/A	N/A
63.	Piers, Water Intake Lines	$5150 min. fee, deposit account	$5305 min. fee, deposit account	$552	$133	$121
64.	Boat Ramps, Breakwaters or Jetties, Shoreline Protective Structures	$5150 min. fee, deposit account	$5305 min. fee, deposit account	$552	$133	$121
ADDITIONS AND OTHER MODIFICATIONS TO EXISTING STRUCTURES, FACILITIES, OR ACTIVITIES						
65.	Fences (below high waterline), Scientific Research Structures	$494 min. fee, deposit account	$509 min. fee, deposit account	$552	N/A	$121
66.	Buoys, Floating Platforms	$536 per Buoy or Floating Platform (for first 3) plus $268 per additional Buoy or Floating Platform	$552 per Buoy or Floating Platform (for first 3) plus $276 per additional Buoy or Floating Platform	$552 (3 or fewer buoys are exempt)	$133	$121
67.	Piers, Water Intake Lines	$2575 min. fee, deposit account	$2652 min. fee, deposit account	$552	$133	$121
68.	Boat Ramps, Breakwaters or Jetties, Shoreline Protective Structures	$2575 min. fee, deposit account	$2652 min. fee, deposit account	$552	$133	$121
OTHER						
69.	Dredging & Filling	$4120 min. fee, deposit account	$4244 min. fee, deposit account	$552	$133	$121
70.	Shoreland Scenic Assessment – Baseline, Development Review, and Banking, Shorezone Character Type Verification/Challenges	$412 min. fee, deposit account	$424 min. fee, deposit account		N/A	$121
71.	Transfer of Shoreland Scenic Credit, Shorezone Structure Transfers	$530 min. fee, deposit account	$546 min. fee, deposit account	$552	N/A	$121
72.	Other	$1236 min. fee, deposit account	$1273 min. fee, deposit account	$552	$133	$121

[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 (old $536)	BMP Fee (old $129)	IT Surcharge (old $117)
SCHEDULE "I" - IPES, LAND CAPABILITY	**INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES)**						
	73.	Appeal of IPES Scores	$1175 min. fee, plus $2575 deposit account to cover actual costs for Evaluation Team per Subsection 53.3.3, TRPA Code	$1210 min. fee, plus $2652 deposit account to cover actual costs for Evaluation Team per Subsection 53.3.3, TRPA Code	N/A	N/A	$121
	74.	Allowable Land Coverage Determination	$556 min. fee, deposit account	$573 min. fee, deposit account	N/A	N/A	$121
	75.	Different IPES Building Site	$482	$496	N/A	N/A	$121
	76.	Initial IPES Evaluation	$887 min. fee, deposit account	$914 min. fee, deposit account	N/A	N/A	$121
	77.	Limited Incentive Program	$357	$368	N/A	N/A	$121
	78.	Re-evaluation IPES (Access/Utility Connection)	$666	$686	N/A	N/A	$121
	LAND CAPABILITY						
	79.	Land Capability Challenge	$1512 min. fee, plus $2575 deposit account to cover actual costs for Team of Experts per Subsection 30.3.4, TRPA Code	$1557 min. fee, plus $2652 deposit account to cover actual costs for Team of Experts per Subsection 30.3.4, TRPA Code	N/A	N/A	$121
	80.	Land Capability Verification	$550 min. fee, deposit account	$567 min. fee, deposit account	N/A	N/A	$121
	81.	Site Assessment - Complete	$515 min. fee, deposit account	$530 min. fee, deposit account	N/A	N/A	$121
	82.	Site Assessment - Partial	$412 min. fee, deposit account	$424 min. fee, deposit account	N/A	N/A	$121
	83.	Soils/Hydrology Investigations	$502 min. fee, deposit account	$517 min. fee, deposit account	N/A	N/A	$121
	84.	Shorezone Tolerance District Verification (<100 feet)	$198	$204	N/A	N/A	$121
	85.	Shorezone Tolerance District Verification (>100 feet)	$152 min. fee, deposit account	$157 min. fee, deposit account	N/A	N/A	$121
	86.	Additional Plan Sheet Stamping	$1.34 per sheet	$1.38 per sheet	N/A	N/A	N/A
	87.	Amendment to Code of Ordinances	$2647 min. fee, deposit account	$2726 min. fee, deposit account	N/A	N/A	$121
	88.	Amendment to Goals and Policies	$2647 min. fee, deposit account	$2726 min. fee, deposit account	N/A	N/A	$121
	89.	Amendment to Plan Area Statement	$2647 min. fee, deposit account	$2726 min. fee, deposit account	N/A	N/A	$121
	90.	Amendment to Rules of Procedure	$1747 min. fee, deposit account	$1799 min. fee, deposit account	N/A	N/A	$121

		Fee Category	Old Base Fee	New Base Fee	Shoreland Scenic Review Fee (old $536)	BMP Fee (old $129)	IT Surcharge (old $117)
SCHEDULE "J" - GENERAL	91.	Amendment – Other Regional Plan	$2647 min. fee, deposit account	$2726 min. fee, deposit account	N/A	N/A	$121
	92.	Appeal of Executive Director Decision	$992	$1,022	N/A	N/A	$121
	93.	Appeal of Local Government Decision Pursuant to Area Plan MOU	$1,339	$1,379	N/A	N/A	$121
	94.	Banking of Verified Land Coverage, Unit of Use, and Conversion of Development Rights	$305	$314	N/A	N/A	$121
	95.	Conversions of Use	Use Schedules A through I	Use Schedules A through I	N/A	N/A	$121
	96.	Construction Schedule Extension (Non Residential)	$198	$204	N/A	N/A	N/A
	97.	Construction Schedule Extension (Residential)	$80	$82	N/A	N/A	N/A
	98.	Coverage Verification (<1 acre)	$709	$730	N/A	N/A	$121
	99.	Coverage Verification (>1 acre)	$709 min. fee, deposit account	$730 min. fee, deposit account	N/A	N/A	$121
	100.	Environmental Assessment	$3817 min. fee, deposit account	$3932 min. fee, deposit account	N/A	N/A	$121
	101.	Environmental Impact Statement	$7634 min. fee, deposit account	$7863 min. fee, deposit account	N/A	N/A	$121
	102.	Grading	$425 deposit account	$438 deposit account	N/A	N/A	$121
	103.	Historic Determination (Chapter 67)	$1,105	$1,138	N/A	N/A	$121
	104.	Left Blank Intentionally	N/A	N/A	N/A	N/A	N/A
	105.	Linked Project Status Determination	$594	$612	N/A	N/A	$121
	106.	Lot Line Adjustment	$1285 (2 lots) + $134 per additional lot	$1324 (2 lots) + $138 per additional lot	N/A	N/A	$121
	107.	Master Plan	$7634 min. fee, deposit account	$7863 min. fee, deposit account	N/A	N/A	$121
	108.A	Qualified Exempt (structural additiona/modification)	$182	$187	N/A	N/A	N/A
	108.B	Qualified Exempt (shorezone structures per Section 83.6, TRPA Code	$309	$318	N/A	N/A	N/A
	109.	Security Administration	$206	$212	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)	$119	$123	N/A	N/A	N/A
	112.	Signs – New, Modified, or Plan Revision	$330 + $134 per additional sign	$340 + $138 per additional sign	N/A	N/A	$121
	113.	Storage Tanks, Underground (new or Modification)	$407 + $335 per additional tank	$419 + $345 per additional tank	N/A	N/A	$121

	Fee Category		Old Base Fee	New Base Fee	Shoreland Scenic Review Fee (old $536)	BMP Fee (old $129)	IT Surcharge (old $117)
	114.	Subdivisions of Existing Structures	$952 + $40 per new lot created	$981 + $41 per new lot created	N/A	N/A	$121
	115.	Subdivisions for Cemetery Lots	$594	$612	N/A	N/A	$121
	116.	Subdivision for Conveyance to Public Entity, or Court-Ordered Litigation	$496 + $27 per new lot created	$511 + $28 per new lot created	N/A	N/A	$121
	117.	Subdivision, Re-Subdivision (Excluding Lot Line Adjustments)	$1218 + $54 per new lot created	$1255 + $56 per new lot created	N/A	N/A	$121
	118.	Temporary Events/Activities (Chapter 2, Code)	$880	$906	N/A	N/A	$121
	119.	Temporary Uses/Structures (Chapter 22, Code)	$923	$951	N/A	N/A	$121
	120.	Traffic Analysis – If required in TRPA Code	$147	$151	N/A	N/A	$121
	121.	Transfer - Allocation	$710 per allocation	$731 per allocation	N/A	N/A	$121
	122.	Left Blank Intentionally	N/A	N/A	N/A	N/A	N/A
	123.	Transfer – Land Coverage	$710	$731	N/A	N/A	$121
	124.	Transfer – Development Right	$710	$731	N/A	N/A	$121
	125.	Transfer – Verified Unit of Use	$710	$731	N/A	N/A	$121
	126.	Use Verifications	$964 per Chapter 18 use definition	$993 per Chapter 18 use definition	N/A	N/A	$121
	127.	Residential Allocation Monitoring Fee	$134	$138	N/A	N/A	N/A
	128.	Individual Parcel Evaluation System Limited Incentive Program	$900 per point	$927 per point	N/A	N/A	$121
	129.	Violations	2 x application fee, plus fines (if any)	No change	N/A	N/A	$121
	130.	All Other Matters (Including Pre-application Consultations by Appointment	$437 min. fee, deposit account	$450 min. fee, deposit account	N/A	N/A	$121