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EXCESS LAND COVERAGE MITIGATION FEE WORKSHEET

I. OVERVIEW

Excess land coverage is the amount of legally existing land coverage within your project area that exceeds the base allowable land coverage. Not all parcels will have excess land coverage. Excess land coverage can be mitigated several ways: by reducing land coverage on or off site, by expanding the project area, or by paying a fee. The mitigation fee is based on the amount of excess land coverage on your parcel, where your project is located (i.e. hydrologic resource area, HRA), and the estimated construction cost of your project (materials only). Excess coverage is required to be fully mitigated with projects that propose to use coverage exemptions.

This worksheet provide the calculation to determine the appropriate excess coverage mitigation fee.

The <u>Parcel Tracker</u> provides parcel specific information needed in this calculation, including parcel size, base allowable coverage, the amount of excess coverage on a property, and the hydrologic resource area (HRA). The latest issued permit may also have pertinent information related to proposed but not yet constructed projects.

For any questions regarding information within this packet, please call 775-589-5333 or email <u>TRPA@trpa.gov</u> to speak with a permitting technician.

II. PROCESS FOR DETERMINING EXCESS LAND COVERAGE MITIGATION FEE

Step 1: Determine the amount of excess land coverage. Visit the <u>Parcel Tracker</u> and use the location address to determine parcel size, base allowable land coverage, and excess land coverage. This information should also be included on the latest issued permit with associated site plans related to proposed but not yet constructed projects.

	Square Feet
Parcel Size	
Existing & Proposed Land Coverage	
Base Allowable Land Coverage ¹	
Excess Land Coverage	

¹ If the base allowable land coverage is unknown, assume base allowable land coverage is 1% of the parcel size.

If the excess land coverage number is zero or less, your parcel does not have excess land coverage, and no mitigation fee is required.

If an excess coverage mitigation fee was previously paid on this property, you may reduce your total remaining excess land coverage by that amount. The cost per square foot of excess coverage has changed with changes in land costs across the Tahoe Basin, but the total square feet of coverage that may have previously been mitigated on your parcel has not. If you are unsure if excess coverage has been previously mitigated on your parcel visit the Parcel Tracker and search information using the location address.

Step 2: Determine the mitigation fee factor. The mitigation fee is based in part on how much excess coverage is on your parcel. Properties with a higher amount of excess coverage will be required to calculate their mitigation fee with a higher factor.

	Square Feet
Excess Land Coverage (from Step 1)	

Square Feet of		Square Feet of	
Excess Coverage	Factor	Excess Coverage	Factor
400 or less	0.0006	11,001 - 15,000	0.0250
400 - 600	0.0012	15,001 - 18,000	0.0275
601 - 1,000	0.0025	18,001 - 21,780	0.0300
1,001 - 1,500	0.0050	21,781 - 43,560	0.0325
1,501 - 2,000	0.0075	43,561 - 65,340	0.0350
2,001 - 2,800	0.0100	65,341 - 87,120	0.0375
2,800 - 3,800	0.0125	87,121 - 108,900	0.0400
3,801 - 5,000	0.0150	108,901 - 130,680	0.0425
5,001 - 6,400	0.0175	130,680 - 152,460	0.0450
6,401 - 8,000	0.0200	152,461 - 174,240	0.0475
8,001 - 11,000	0.0225	174,241+	0.0500

Step 3:Determine the hydrologic resource area and corresponding fee amount.Hydrologic resource areas (HRAs) are watersheds within the Lake TahoeRegion. There are nine in total. The more environmentally sensitive the HRA,the higher the corresponding fee will be. To determine which HRA yourproject is located in, visit the Parcel Tracker and use the location address.

	Fee
HRA Name	Amount
Incline	\$20.00
Marlette	\$12.00
Cave Rock	\$25.00
South Stateline (Nevada side)	\$15.00
South Stateline (California side)	\$8.50
Upper Truckee	\$8.50
Emerald Bay	\$8.50
McKinney Bay	\$8.50
Tahoe City	\$8.50
Agate Bay (California side)	\$8.50
Agate Bay (Nevada side)	\$18.00

Step 4: Calculate your mitigation fee. To calculate the excess land coverage mitigation fee, multiply the estimated project construction cost (only the materials to construct the bearing elements of a structure, not labor) by the appropriate factor Step 2, and divide by the mitigation factor of 8. The resulting number represents the square footage of land coverage that must be mitigated with this project. You will need to provide the construction cost estimate used in the calculation to TRPA. The cost estimate should be determined by your licensed contractor, architect or engineer.

Then, multiply that number by the coverage mitigation cost fee for the hydrologic area the project is in (Step 2). In no case shall the mitigation fee be less than \$200.00.

