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STAFF REPORT

Date: November 13, 2019

To: TRPA Operations and Governance Committee

From: TRPA Staff

Subject: Information briefing on annual CPI adjustment (3% this year) to the TRPA Application Filing Fee Schedule

Summary and Staff Recommendation:

In January the Tahoe Regional Planning Agency will be increasing the application filing fee schedule based on the Consumer Price Index (CPI). The increase was included in the approved fiscal year 2019/2020 budget. This item is for informational purposes and no action is required.

Proposed changes:

The Tahoe Regional Planning Agency will be increasing the application filing fee schedule by 3%, based on the Consumer Price Index (CPI) from the Bureau of Labor Statistics for the San Francisco Region. On November 7th, 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 for inflation. On June 26th, 2019 the Governing Board approved the fiscal year 2019/2020 budget, which included this year's filing fee increase. This proposal does not include Aquatic Invasive Species or Shoreline fees approved by the Governing Board in separate actions. The adjustments to the Application Filing Fee Schedule would take effect on January 28th, 2020. All adjustments will round to the nearest dollar. For affordable housing projects that include bonus units the application fee will still be waived.

Contact Information:

For questions regarding this information item, please contact Chris Keillor (775)589-5222 CKeillor@trpa.org, or Aly Borawski (775) 589-5229 aborawski@trpa.org.

Attachment:

A. Revised Filing Fee Schedule

Attachment A

Revised Filing Fee Schedule

| FEE MULTIPLIERS | |
|--|--|
| Level of Review | Multipliers |
| Staff Level Review | 1.00 |
| Hearings Officer Review | 1.40 |
| Governing Board Review | 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 a major plan revision to an active TRPA permit for new construction, which is located in an adopted community plan area, which includes new, visible, construction in the Shoreland: | $\$1,000 \times 1.40 \times 0.70 \times 1.25 + \536 $= \underline{\$1761}$ |

| Fee Category | | Old Base Fee | New Base Fee | Shoreland Scenic Review Fee (old \$520) | BMP Fee (old \$125) | IT Surcharge (old \$114) ² |
|---|--|--|--|---|---------------------|---------------------------------------|
| NEW CONSTRUCTION | | | | | | |
| 1. | Single Family Dwelling, Summer Home, Secondary Residence, one Mobile Home Dwelling, and one Employee Housing unit | \$1.30 per sq. ft of floor area covered by roof (fee waived with projects using a bonus unit), \$650 minimum | \$1.34 per sq. ft of floor area covered by roof (fee waived with projects using a bonus unit), \$670 minimum | \$536 | \$129 | \$117 |
| 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 | \$2860 + \$52 per unit (fee waived with projects using bonus units or affordable housing) | \$2946 + \$54 per unit (fee waived with projects using bonus units or affordable housing) | \$536 | \$129 | \$117 |
| 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 | \$1.43 per sq. ft of modified/new floor area covered by roof, \$500 minimum | \$1.47 per sq. ft of modified/new floor area covered by roof, \$515 minimum | \$536 | \$129 | \$117 |
| 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 | \$1560 + \$52 per unit (fee waived with projects using bonus units or affordable housing) | \$1607 + \$54 per unit (fee waived with projects using bonus units or affordable housing) | \$536 | \$129 | \$117 |
| CHANGES OF USE AND OTHER ACTIVITIES (No construction) | | | | | | |
| 5. | Domestic Animal Raising | \$273 | \$281 | N/A | N/A | \$117 |
| 6. | On-Site Election of Conversion of Use to Residential (Section 51.9, TRPA Code) | \$455 per unit | \$469 per unit | N/A | N/A | \$117 |
| 7. | Change from an Existing Residential Use to Another Residential Use | \$520 per unit | \$536 per unit | N/A | N/A | \$117 |
| 8. | Mixed Use Projects | Use new construction fees for each use type | Use new construction fees for each use type | N/A | N/A | \$117 |
| 9. | Driveway Paving | \$194 | \$200 | N/A | N/A | \$117 |
| 10. | Other | \$650 | \$670 | N/A | \$129 | \$117 |

SCHEDULE "A" - RESIDENTIAL

| | Fee Category | Old Base Fee | New Base Fee | Shoreland Scenic Review Fee (old \$520) | BMP Fee (old \$125) | IT Surcharge (old \$114) ² | |
|---|---|--|---|---|---------------------|---------------------------------------|-------|
| SCHEDULE "B" - TOURIST ACCOMMODATION | NEW CONSTRUCTION | | | | | | |
| | 11. | Hotel, Motel and Other Transient Units, Bed and Breakfast Facilities, Time Sharing (Hotel/Motel Design), and Time Sharing (Residential Design) | \$2184 + \$39 per unit | \$2250 + \$40 per unit | \$536 | \$129 | \$117 |
| | 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) | \$2184 + \$39 per unit | \$2250 + \$40 per unit | \$536 | \$129 | \$117 |
| | CHANGES OF USE AND OTHER ACTIVITIES (No construction) | | | | | | |
| | 13. | On-Site Election of Conversion of Use to Tourist Accommodation (Section 50.9, TRPA Code) | \$455 per unit | \$469 per unit | N/A | N/A | \$117 |
| | 14. | Change from an Existing Tourist Accommodation Use to Another Tourist Accommodation Use | \$455 per unit | \$469 per unit | N/A | N/A | \$117 |
| | 15. | Mixed Use Projects | Use new construction fees for each use type | Use new construction fees for each use type | N/A | N/A | \$117 |
| | 16. | Other | \$1,300 | \$1,339 | N/A | \$129 | \$117 |

| Fee Category | | Old Base Fee | New Base Fee | Shoreland Scenic Review Fee (old \$520) | BMP Fee (old \$125) | IT Surcharge (old \$114) ² |
|---|---|---|---|---|---------------------|---------------------------------------|
| 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 per sq. foot | \$4.12 per sq. foot | \$536 | \$129 | \$117 |
| 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 per sq. foot | \$4.12 per sq. foot | \$536 | \$129 | \$117 |
| CHANGES IN USE AND OTHER ACTIVITIES (No construction) | | | | | | |
| 19. | On-Site Election of Conversion of Use to Commercial (Section 50.9, TRPA Code) | \$4 per sq. foot | \$4.12 per sq. foot | N/A | N/A | \$117 |
| 20. | Change from an Existing Commercial Use to Another Commercial Use | \$4 per sq. foot | \$4.12 per sq. foot | N/A | N/A | \$117 |
| 21. | Mixed Use Projects | Use new construction fees for each use type | Use new construction fees for each use type | N/A | N/A | \$117 |
| 22. | Special Project Allocation | \$2,913 | \$3,000 | N/A | N/A | \$117 |
| 23. | Other | \$1,300 | \$1,339 | \$536 | \$129 | \$117 |

SCHEDULE "C" - COMMERCIAL

| Fee Category | | Old Base Fee | New Base Fee | Shoreland Scenic Review Fee (old \$520) | BMP Fee (old \$125) | IT Surcharge (old \$114) ² |
|---|---|---|---|---|---------------------|---------------------------------------|
| 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 | \$3000 min. fee, deposit account | \$3090 min. fee, deposit account | \$536 | \$129 | \$117 |
| 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 | \$2500 min. fee, deposit account | \$2575 min. fee, deposit account | \$536 | \$129 | \$117 |
| 26. | Membership Organizations, Cemeteries, Churches, Cultural Facilities, Social Service Organizations | \$2000 min. fee, deposit account | \$2060 min. fee, deposit account | \$536 | \$129 | \$117 |
| 27. | All Linear Public Facilities Listed in Section IV.B, Table of Primary Uses, Section 21.4 of the TRPA Code | \$1800 min. fee, deposit account | \$1854 min. fee, deposit account | \$536 | \$129 | \$117 |
| ADDITIONS AND OTHER CONSTRUCTION MODIFICATIONS TO EXISTING STRUCTURES/FACILITIES | | | | | | |
| 28. | Airfields, Landing Strips and Heliports, etc. (see list above). | \$2800 min. fee, deposit account | \$2884 min. fee, deposit account | \$536 | \$129 | \$117 |
| 29. | Day Care Centers/Pre-Schools, etc. (see list above) | \$2300 min. fee, deposit account | \$2369 min. fee, deposit account | \$536 | \$129 | \$117 |
| 30. | Membership Organizations, etc., (see list above) | \$1800 min. fee, deposit account | \$1854 min. fee, deposit account | \$536 | \$129 | \$117 |
| 31. | Linear Public Facilities, etc. (see list above) | \$1500 min. fee, deposit account | \$1545 min. fee, deposit account | \$536 | \$129 | \$117 |
| 32. | Conversion of Non-Public Service Use to a Public Service Use | \$1000 min. fee, deposit account | \$1030 min. fee, deposit account | N/A | N/A | \$117 |
| 33. | Change from an Existing Public Service Use to Another Public Service Use | \$1000 min. fee, deposit account | \$1030 min. fee, deposit account | N/A | N/A | \$117 |
| 34. | Mixed Use Projects | Use new construction fees for each use type | Use new construction fees for each use type | N/A | N/A | \$117 |
| 35. | Other | \$1000 min. fee, deposit account | \$1030 min. fee, deposit account | \$536 | \$129 | \$117 |

SCHEDULE "D" - PUBLIC SERVICE

| Fee Category | | Old Base Fee | New Base Fee | Shoreland Scenic Review Fee (old \$520) | BMP Fee (old \$125) | IT Surcharge (old \$114) ² |
|---|---|--|--|---|---------------------|---------------------------------------|
| 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 | \$5000 min. fee, deposit account | \$5150 min. fee, deposit account | \$536 | \$129 | \$117 |
| 37. | Group Facilities | \$2500 min. + \$52 per new unit fee, deposit account | \$2575 min. + \$54 per new unit fee, deposit account | \$536 | \$129 | \$117 |
| 38. | Downhill Ski Facilities, Snowmobile Courses, Off-Road Vehicle Courses, Cross-Country Ski Courses, Golf Courses | \$5000 min. fee, deposit account | \$5150 min. fee, deposit account | \$536 | \$129 | \$117 |
| 39. | Beach Recreation, Boat Launching Facilities, Marinas | See Schedule G | See Schedule G | N/A | \$129 | \$117 |
| 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 | \$4000 min. fee, deposit account | \$4120 min. fee, deposit account | \$536 | \$129 | \$117 |
| 41. | Group Facilities | \$1200 min. + \$52 per modified unit, fee, deposit account | \$1236 min. + \$54 per modified unit, fee, deposit account | \$536 | \$129 | \$117 |
| 42. | Downhill Ski Facilities, Snowmobile Courses, Off-Road Vehicle Courses, Cross-Country Ski Courses, Golf Courses | \$4000 min. fee, deposit account | \$4120 min. fee, deposit account | \$536 | \$129 | \$117 |
| 43. | Beach Recreation, Boat Launching Facilities, Marinas | See Schedule G | See Schedule G | N/A | \$129 | \$117 |
| 44. | Conversion of Non-Recreation Use to a Recreation Use | \$1000 min. fee, deposit account | \$1030 min. fee, deposit account | N/A | N/A | \$117 |

SCHEDULE "E" - RECREATION

| | Fee Category | Old Base Fee | New Base Fee | Shoreland Scenic Review Fee (old \$520) | BMP Fee (old \$125) | IT Surcharge (old \$114) ² |
|-----|--|----------------------------------|----------------------------------|--|----------------------------|--|
| 45. | Change from an Existing Recreation Use to Another Recreation Use | \$1000 min. fee, deposit account | \$1030 min. fee, deposit account | N/A | N/A | \$117 |
| 46. | Mixed Use Projects | \$1000 min. fee, deposit account | \$1030 min. fee, deposit account | N/A | N/A | \$117 |
| 47. | Other | \$1000 min. fee, deposit account | \$1030 min. fee, deposit account | \$536 | \$129 | \$117 |

| | | | | | Shoreland Scenic Review Fee (old \$520) | BMP Fee (old \$125) | IT Surcharge (old \$114) ² |
|--------------------------------------|---|---|----------------------------------|----------------------------------|--|------------------------|---|
| | | Fee Category | Old Base Fee | New Base Fee | | | |
| 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 | \$2000 min. fee, deposit account | \$2060 min. fee, deposit account | \$536 | \$129 | \$117 |
| | 49. | Tree Removal | \$69 min. + \$69 per hour | \$71 min. + \$71 per hour | \$536 | 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 | \$1500 min. fee, deposit account | \$1545 min. fee, deposit account | \$536 | \$129 | \$117 |
| | CHANGES IN USE AND OTHER ACTIVITIES (No construction) | | | | | | |
| | 51. | Conversion of a Non-Recreation Use to a Recreation Use | \$1000 min. fee, deposit account | \$1030 min. fee, deposit account | N/A | N/A | \$117 |
| | 52. | Change from an Existing Recreation Use to Another Recreation Use | \$1000 min. fee, deposit account | \$1030 min. fee, deposit account | N/A | N/A | \$117 |
| | 53. | Other | \$1000 min. fee, deposit account | \$1030 min. fee, deposit account | \$536 | \$129 | \$117 |

| | | | | | Shoreland Scenic Review Fee (old \$520) | BMP Fee (old \$125) | IT Surcharge (old \$114) ² |
|---|---|-------------------------------------|-------------------------------------|--------------|--|------------------------|---|
| | | Fee Category | Old Base Fee | New Base Fee | | | |
| 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 | \$500 min. fee, deposit account | \$515 min. fee, deposit account | \$536 | \$129 | \$117 | |
| 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 | \$3500 min. fee, deposit account | \$3605 min. fee, deposit account | \$536 | \$129 | \$117 | |
| 56. | Boat Launching Facilities, Marinas, Tour Boat Operation, Beach Recreation (Intensive) | \$5000 min. fee, deposit account | \$5150 min. fee, deposit account | \$536 | \$129 | \$117 | |
| ADDITIONS AND OTHER MODIFICATIONS TO EXISTING STRUCTURES, FACILITIES, OR ACTIVITIES | | | | | | | |
| 57. | Beach Recreation, Water Oriented Recreational (Dispersed) Uses, Scientific Study Uses | \$400 min. fee, deposit account | \$412 min. fee, deposit account | \$536 | \$129 | \$117 | |
| 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 | \$2800 min. fee, deposit account | \$2884 min. fee, deposit account | \$536 | \$129 | \$117 | |
| 59. | Boat Launching Facilities, Marinas, Tour Boat Operation, Beach Recreation (Intensive) | \$4000 min. fee, deposit account | \$4120 min. fee, deposit account | \$536 | \$129 | \$117 | |
| 60. | Other | \$1500 min. fee, deposit account | \$1545 min. fee, deposit account | \$536 | \$129 | \$117 | |

SCHEDULE "G" - SHORELINE, PRIMARY USES (§ 81.4, TRPA CODE)

| Fee Category | | Old Base Fee | New Base Fee | Shoreland Scenic Review Fee (old \$520) | BMP Fee (old \$125) | IT Surcharge (old \$114) ² |
|---|---|---|---|---|---------------------|---------------------------------------|
| 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) | \$600 min. fee, deposit account | \$618 min. fee, deposit account | \$536 | N/A | \$117 |
| 62.A | Buoys, Floating Platforms | \$650 per Buoy or Floating Platform (for first 3) plus \$325 per additional Buoy or Floating Platform | \$670 per Buoy or Floating Platform (for first 3) plus \$335 per additional Buoy or Floating Platform | \$536 (3 or fewer buoys are exempt) | \$129 | \$117 |
| 62.B | Recognition of Existing Buoys | \$59 | \$61 | N/A | N/A | N/A |
| 63. | Piers, Water Intake Lines | \$5000 min. fee, deposit account | \$5150 min. fee, deposit account | \$536 | \$129 | \$117 |
| 64. | Boat Ramps, Breakwaters or Jetties, Shoreline Protective Structures | \$5000 min. fee, deposit account | \$5150 min. fee, deposit account | \$536 | \$129 | \$117 |
| ADDITIONS AND OTHER MODIFICATIONS TO EXISTING STRUCTURES, FACILITIES, OR ACTIVITIES | | | | | | |
| 65. | Fences (below high waterline), Scientific Research Structures | \$480 min. fee, deposit account | \$494 min. fee, deposit account | \$536 | N/A | \$117 |
| 66. | Buoys, Floating Platforms | \$520 per Buoy or Floating Platform (for first 3) plus \$260 per additional Buoy or Floating Platform | \$536 per Buoy or Floating Platform (for first 3) plus \$268 per additional Buoy or Floating Platform | \$536 (3 or fewer buoys are exempt) | \$129 | \$117 |
| 67. | Piers, Water Intake Lines | \$2500 min. fee, deposit account | \$2575 min. fee, deposit account | \$536 | \$129 | \$117 |
| 68. | Boat Ramps, Breakwaters or Jetties, Shoreline Protective Structures | \$2500 min. fee, deposit account | \$2575 min. fee, deposit account | \$536 | \$129 | \$117 |
| OTHER | | | | | | |
| 69. | Dredging & Filling | \$4000 min. fee, deposit account | \$4120 min. fee, deposit account | \$536 | \$129 | \$117 |
| 70. | Shoreland Scenic Assessment – Baseline, Development Review, and Banking, Shorezone Character Type Verification/Challenges | \$400 min. fee, deposit account | \$412 min. fee, deposit account | | N/A | \$117 |
| 71. | Transfer of Shoreland Scenic Credit, Shorezone Structure Transfers | \$515 min. fee, deposit account | \$530 min. fee, deposit account | \$536 | N/A | \$117 |
| 72. | Other | \$1200 min. fee, deposit account | \$1236 min. fee, deposit account | \$536 | \$129 | \$117 |

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

¹ Preliminary Pier Application fees apply toward Fee 63 for those selected for a new pier pursuant to Subsection 82.4, TRPA Code

| | | | | Shoreland Scenic Review Fee (old \$520) | BMP Fee (old \$125) | IT Surcharge (old \$114) ² |
|---|---|---|---|--|------------------------|---|
| | | Fee Category | Old Base Fee | New Base Fee | | |
| INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES) | | | | | | |
| 73. | Appeal of IPES Scores | \$1141 min. fee, plus \$2500 deposit account to cover actual costs for Evaluation Team per Subsection 53.3.3, TRPA Code | \$1175 min. fee, plus \$2575 deposit account to cover actual costs for Evaluation Team per Subsection 53.3.3, TRPA Code | N/A | N/A | \$117 |
| 74. | Allowable Land Coverage Determination | \$540 min. fee, deposit account | \$556 min. fee, deposit account | N/A | N/A | \$117 |
| 75. | Different IPES Building Site | \$468 | \$482 | N/A | N/A | \$117 |
| 76. | Initial IPES Evaluation | \$861 min. fee, deposit account | \$887 min. fee, deposit account | N/A | N/A | \$117 |
| 77. | Limited Incentive Program | \$347 | \$357 | N/A | N/A | \$117 |
| 78. | Re-evaluation IPES (Access/Utility Connection) | \$647 | \$666 | N/A | N/A | \$117 |
| LAND CAPABILITY | | | | | | |
| 79. | Land Capability Challenge | \$1468 min. fee, plus \$2500 deposit account to cover actual costs for Team of Experts per Subsection 30.3.4, TRPA Code | \$1512 min. fee, plus \$2575 deposit account to cover actual costs for Team of Experts per Subsection 30.3.4, TRPA Code | N/A | N/A | \$117 |
| 80. | Land Capability Verification | \$534 min. fee, deposit account | \$550 min. fee, deposit account | N/A | N/A | \$117 |
| 81. | Site Assessment - Complete | \$500 min. fee, deposit account | \$515 min. fee, deposit account | N/A | N/A | \$117 |
| 82. | Site Assessment - Partial | \$400 min. fee, deposit account | \$412 min. fee, deposit account | N/A | N/A | \$117 |
| 83. | Soils/Hydrology Investigations | \$487 min. fee, deposit account | \$502 min. fee, deposit account | N/A | N/A | \$117 |
| 84. | Shorezone Tolerance District Verification (<100 feet) | \$192 | \$198 | N/A | N/A | \$117 |
| 85. | Shorezone Tolerance District Verification (>100 feet) | \$148 min. fee, deposit account | \$152 min. fee, deposit account | N/A | N/A | \$117 |
| 86. | Additional Plan Sheet Stamping | \$1.30 per sheet | \$1.34 per sheet | N/A | N/A | N/A |
| 87. | Amendment to Code of Ordinances | \$2570 min. fee, deposit account | \$2647 min. fee, deposit account | N/A | N/A | \$117 |
| 88. | Amendment to Goals and Policies | \$2570 min. fee, deposit account | \$2647 min. fee, deposit account | N/A | N/A | \$117 |
| 89. | Amendment to Plan Area Statement | \$2570 min. fee, deposit account | \$2647 min. fee, deposit account | N/A | N/A | \$117 |
| 90. | Amendment to Rules of Procedure | \$1696 min. fee, deposit account | \$1747 min. fee, deposit account | N/A | N/A | \$117 |

SCHEDULE "I" - IPES, LAND CAPABILITY

| Fee Category | | Old Base Fee | New Base Fee | Shoreland Scenic Review Fee (old \$520) | BMP Fee (old \$125) | IT Surcharge (old \$114) ² |
|--------------|--|--|--|---|---------------------|---------------------------------------|
| 91. | Amendment – Other Regional Plan | \$2570 min. fee, deposit account | \$2647 min. fee, deposit account | N/A | N/A | \$117 |
| 92. | Appeal of Executive Director Decision | \$963 | \$992 | N/A | N/A | \$117 |
| 93. | Appeal of Local Government Decision Pursuant to Area Plan MOU | \$1,300 | \$1,339 | N/A | N/A | \$117 |
| 94. | Banking of Verified Land Coverage, Unit of Use, and Conversion of Development Rights | \$296 | \$305 | N/A | N/A | \$117 |
| 95. | Conversions of Use | Use Schedules A through I | Use Schedules A through I | N/A | N/A | \$117 |
| 96. | Construction Schedule Extension (Non Residential) | \$192 | \$198 | N/A | N/A | N/A |
| 97. | Construction Schedule Extension (Residential) | \$78 | \$80 | N/A | N/A | N/A |
| 98. | Coverage Verification (<1 acre) | \$688 | \$709 | N/A | N/A | \$117 |
| 99. | Coverage Verification (>1 acre) | \$529 min. fee, deposit account | \$709 min. fee, deposit account | N/A | N/A | \$117 |
| 100. | Environmental Assessment | \$3706 min. fee, deposit account | \$3817 min. fee, deposit account | N/A | N/A | \$117 |
| 101. | Environmental Impact Statement | \$7412 min. fee, deposit account | \$7634 min. fee, deposit account | N/A | N/A | \$117 |
| 102. | Grading | \$413 deposit account | \$425 deposit account | N/A | N/A | \$117 |
| 103. | Historic Determination (Chapter 67) | \$1,073 | \$1,105 | N/A | N/A | \$117 |
| 104. | Left Blank Intentionally | N/A | N/A | N/A | N/A | N/A |
| 105. | Linked Project Status Determination | \$577 | \$594 | N/A | N/A | \$117 |
| 106. | Lot Line Adjustment | \$1248 (2 lots) + \$130 per additional lot | \$1285 (2 lots) + \$134 per additional lot | N/A | N/A | \$117 |
| 107. | Master Plan | \$7412 min. fee, deposit account | \$7634 min. fee, deposit account | N/A | N/A | \$117 |
| 108.A | Qualified Exempt (structural addition/modification) | \$177 | \$182 | N/A | N/A | N/A |
| 108.B | Qualified Exempt (shorezone structures per Section 83.6, TRPA Code) | \$300 | \$309 | N/A | N/A | N/A |
| 109. | Security Administration | \$200 | \$206 | N/A | N/A | N/A |
| 110. | Left Blank Intentionally | N/A | N/A | N/A | N/A | N/A |
| 111. | Additional Inspection | \$116 | \$119 | N/A | N/A | N/A |
| 112. | Signs – New, Modified, or Plan Revision | \$320 + \$130 per additional sign | \$330 + \$134 per additional sign | N/A | N/A | \$117 |

SCHEDULE "J" - GENERAL

| | Fee Category | Old Base Fee | New Base Fee | Shoreland Scenic Review Fee (old \$520) | BMP Fee (old \$125) | IT Surcharge (old \$114) ² |
|------|--|--|-------------------------------------|--|----------------------------|--|
| 113. | Storage Tanks, Underground (new or Modification) | \$395 + \$325 per additional tank | \$407 + \$335 per additional tank | N/A | N/A | \$117 |
| 114. | Subdivisions of Existing Structures | \$924 + \$39 per new lot created | \$952 + \$40 per new lot created | N/A | N/A | \$117 |
| 115. | Subdivisions for Cemetery Lots | \$577 | \$594 | N/A | N/A | \$117 |
| 116. | Subdivision for Conveyance to Public Entity, or Court-Ordered Litigation | \$482 + \$26 per new lot created | \$496 + \$27 per new lot created | N/A | N/A | \$117 |
| 117. | Subdivision, Re-Subdivision (Excluding Lot Line Adjustments) | \$1183 + \$52 per new lot created | \$1218 + \$54 per new lot created | N/A | N/A | \$117 |
| 118. | Temporary Events/Activities (Chapter 2, Code) | \$854 | \$880 | N/A | N/A | \$117 |
| 119. | Temporary Uses/Structures (Chapter 22, Code) | \$896 | \$923 | N/A | N/A | \$117 |
| 120. | Traffic Analysis – If required in TRPA Code | \$143 | \$147 | N/A | N/A | \$117 |
| 121. | Transfer - Allocation | \$689 per allocation | \$710 per allocation | N/A | N/A | \$117 |
| 122. | Left Blank Intentionally | N/A | N/A | N/A | N/A | N/A |
| 123. | Transfer – Land Coverage | \$689 | \$710 | N/A | N/A | \$117 |
| 124. | Transfer – Development Right | \$689 | \$710 | N/A | N/A | \$117 |
| 125. | Transfer – Verified Unit of Use | \$689 | \$710 | N/A | N/A | \$117 |
| 126. | Use Verifications | \$936 per Chapter 18 use definition | \$964 per Chapter 18 use definition | N/A | N/A | \$117 |
| 127. | Residential Allocation Monitoring Fee | \$130 | \$134 | N/A | N/A | N/A |
| 128. | Individual Parcel Evaluation System Limited Incentive Program | \$874 per point | \$900 per point | N/A | N/A | \$117 |
| 129. | Violations | 2 x application fee, plus fines (if any) | No change | N/A | N/A | \$117 |
| 130. | All Other Matters (Including Pre-application Consultations by Appointment) | \$424 min. fee, deposit account | \$437 min. fee, deposit account | N/A | N/A | \$117 |

² IT Surcharges were cleaned up for consistency. The changes are summarized below:

1. Decreasing the IT Surcharge from \$7 to \$0 for fee 62.B.
2. Decreasing the IT Surcharge from \$364 to \$117 for fees 100, 101, and 107.
3. Increasing the IT Surcharge from \$88 to \$117 for fees 80, 81, 82, and 121.

| EXEMPT MOUs | AMOUNT |
|--|-------------|
| Charter Communications | \$ 920.00 |
| Douglas County Sewer Improvement District | \$ 920.00 |
| Fulton Water Company | \$ 920.00 |
| Lukins Brothers Water Company | \$ 920.00 |
| Kingsbury General Improvement District | \$ 920.00 |
| Nevada Bell/SBC Communications | \$ 920.00 |
| Tahoe-Douglas Sewer District | \$ 920.00 |
| Tahoe Park Water Company | \$ 920.00 |
| Tahoe Truckee Unified School District | \$ 920.00 |
| Frontier (Formerly Verizon) | \$ 920.00 |
| Roundhill General Improvement District | \$ 920.00 |
| Agate Bay Water Company | \$ 920.00 |
| Tahoe Swiss Village Utility, Inc. | \$ 920.00 |
| Ward Well Water | \$ 920.00 |
| McKinney Water District | \$ 920.00 |
| North Tahoe PUD | \$ 2,060.00 |
| Pacific Bell Telephone Company dba AT&T California | \$ 2,060.00 |
| Incline Village General Improvement District | \$ 4,120.00 |
| South Tahoe Public Utility District | \$ 4,120.00 |
| Tahoe City PUD | \$ 4,120.00 |
| Sierra Pacific Power Company dba NV Energy | \$ 6,180.00 |
| Southwest Gas Corporation | \$ 6,180.00 |
| Liberty Energy | \$ 6,180.00 |
| No Change to Exempt MOUs | |