

EXCESS LAND COVERAGE MITIGATION FEE WORKSHEET

If the allowable land coverage for a parcel is not known, assume allowable coverage of 1%.

1. Parcel size: _____ sq.ft.
2. Allowable land coverage: _____ s.f.

To calculate allowable land coverage, multiply your parcel size by the percent allowable land coverage.

Parcel size: _____ s.f. × Percent allowable land coverage: _____ %

See your TRPA Land Capability Verification or Site Assessment for the percent allowable land coverage on your property. *If you have not completed a TRPA land capability verification or site assessment for your parcel, assume a worst case of 1% allowable land coverage.* If you have more than one land capability district on your parcel, calculate total allowable land coverage by multiplying the percent allowable for each land capability district by the area of each land capability district.

3. Existing land coverage: _____ s.f.
4. Excess land coverage: _____ s.f.

To calculate excess land coverage, subtract allowable land coverage from existing land coverage.

Existing land coverage: _____ s.f. – Allowable land coverage: _____ s.f.

If this 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 don't know that amount, you can search previous project files at TRPA or your local jurisdiction.

5. Once you have determined the square footage of excess land coverage on your parcel, use the table below to determine which factor will be used to calculate the required mitigation fee.

Square Feet of Excess Coverage	Factor	Square Feet of 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 or greater	0.0500

6. 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) by the appropriate factor from the table above, 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. This number must then be multiplied by the coverage mitigation cost fee for the hydrologic area the project is in (see table below). Please provide a construction cost estimate by

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

your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than \$200.00.

$\left[\left(\$ \frac{\text{Construction cost estimate (must be attached)}}{\text{Factor}} \right) \div 8 \right] \times \left(\frac{\text{Hydrologic area name}}{\text{Price/square foot}} \right) = \$ \text{Mitigation fee required}$

