Transfer of Development Program

The Transfer of Development Rights (TDR) Program is a tool used to manage growth in the Lake Tahoe Region. The goal is to guide development away from environmentally sensitive areas to regional centers which have access to infrastructure, services, and transit. TRPA distributes a limited supply of land development rights referred to as commodities. Voluntary transfer of commodities away from sensitive areas is a way to incentivize property owners to conserve land crucial for water quality improvements and relocate development from outlying areas to regional centers.

Development Commodities

- **Single Family Residential Development**: To build a new single family residential home on an undeveloped property, a Development Right plus a Residential Allocation* or transfer of an Existing Residential Unit is needed.
- **Multi-Family Residential Development**: Same applies as Single Family, but Residential Bonus Units can be used.
- **Commercial Development**: To develop a business, Commercial Floor Area (measured in square feet) is needed.
- **Tourist Accommodation Development**: To construct a hotel or motel, Tourist Accommodation Units for each room or suite is needed.
- **All Development**: Land Coverage (impervious surfaces) limitations are applicable to all projects.

*Residential Allocations are distributed by the local jurisdictions (City of South Lake Tahoe, Douglas County, El Dorado County, Placer County, and Washoe County). Contact your local jurisdiction to find out if you are eligible to receive a residential allocation.

What commodities can be removed, transferred, and sold?

- Undeveloped single family residential property has a Development Right.
- If existing residential development is on the property, then it has Existing Residential Unit(s).
- Existing businesses have Commercial Floor Area.
- Motel or hotel properties have Tourist Accommodation Units.
**Bonus Unit Incentives**

Existing development on environmentally sensitive land may be eligible for Bonus Units. These are awarded when development is removed from sensitive land (Sending Sites) and transferred to a regional center where land is more suitable for development (Receiving Sites). For example, when a 30 unit motel, located in a Stream Environment Zone (SEZ) (shown in the below map as 1:3 Units) is removed and the land is restored, then 90 tourist units can be used for development in a center (60 bonus units are awarded plus the 30 existing units can be transferred). In addition, bonus units are available for eligible vacant land, when the development potential is removed. Bonus unit incentives are highest when development is transferred from remotely located SEZs to centers.

**TDR Marketplace:**

Register to sell commodities or find out about commodities for sale: http://www.trpa.org/permitting/transfer-development-rights/tdr-marketplace/

Find out more: