TRANSFER OF BANKABLE RIGHTS
INFORMATION PACKET AND CHECKLIST

All applications are subject to an Information Technologies (IT) surcharge

How To Apply for a Tahoe Regional Planning Agency (TRPA) Permit

This packet explains the TRPA transfer process for bankable rights. The TRPA uses the best available science and planning practices to review each project individually so that Lake Tahoe can continue to be an Outstanding National Resource Water for this and future generations. TRPA’s thorough project review standards are designed to balance the impacts of the built environment with the protection of Lake Tahoe’s fragile, natural environment. The Agency values every project applicant and works hard to serve the public promptly and fairly. Please read this packet thoroughly. We hope it answers most of your application questions. If not, please call TRPA at (775) 588-4547. Planners are available to assist you by phone Monday through Friday, 9:00 a.m. to 5:00 p.m. Front counter hours are Monday, Wednesday, Thursday, Friday 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:00 p.m. Closed Tuesdays. Applications are accepted until 3:00 p.m.

Please be aware that we may require information beyond that presented in this packet. Once your application is submitted, TRPA will contact you if additional information is required to adequately review your project.

Where to Submit Your Application

To streamline review of some types of projects, TRPA entered into agreements or Memoranda of Understanding (MOU) with the City of South Lake Tahoe, El Dorado County, Placer County, and Washoe County. Under the MOU, Placer and El Dorado County may complete the review of some transfers which require a TRPA permit. TRPA still reviews transfers in Douglas County, Washoe County, and the city of South Lake Tahoe.

If you have questions regarding your proposed transfer or whether or not your transfer is eligible to be reviewed by a local jurisdiction, please call your local building department:

El Dorado County Building Department (530) 573-3330
Placer County Building Department (530) 581-6200

If your transfer is not eligible to be reviewed by a local jurisdiction, you must submit your application to TRPA.

Getting Started

The Tahoe Regional Planning Agency (TRPA) Regional Plan provides for the transfer of several types of legally existing development from one parcel to another parcel. Legally existing includes development permitted through TRPA or the local jurisdiction according to the rules in place at the time of development. Legally existing (permitted) development constructed prior to 1972 is grandfathered as legal according to TRPA because TRPA did not exist prior to 1972 as a regulatory agency. Only development legally banked or verified by TRPA as existing is eligible to be transferred. The transfer of existing eligible shorezone development is limited to sending and receiving parcels with legally existing development. The following types of legally existing development/units of use are eligible for transfer:

- Land Coverage
- Commercial Floor Area
- Existing Residential Unit (improved parcel)
- Tourist Accommodation Units
- Development Right (unimproved parcel)
- Residential Allocation
- Existing Piers, Buoys, and Private Slips
Review the TRPA Banking and Verification of Existing Land Coverage and Uses application packet for additional information related to banking and verifications. This guide and other TRPA documents can be viewed online at www.trpa.org or is available at TRPA offices.

**Land Banks**
The California Tahoe Conservancy (CTC) has been designated by the TRPA as the Land Bank for the California portion of the Lake Tahoe Region. The CTC is also available to process land coverage transfer applications when purchasing coverage from them. Furthermore, CTC sells units of use and development rights, which must be processed through TRPA. If you are transferring coverage from the California Tahoe Conservancy Land Bank, they will process the application for you. Please contact the California Tahoe Conservancy at (530) 542-5580 for further information. In Nevada, the Nevada Division of State Lands is the designated Nevada Land Bank. Please call (775) 684-2720.

Private parties may also have banked coverage or units of use available for transfer. Options for contacting private parties include an advertisement in the local newspaper, real estate offices and planning consultants. You may only transfer coverage within the same Hydrologic Zone. Contact TRPA for additional information related to the correct procedure for transfer of coverage or review Sections 30.4.2 and 30.4.4 in the TRPA Code of Ordinances.

**Prior to Application Submittal**
Prior to submitting your project application you will need the following items:

- **Have the Land Capability Verified or determine the IPES Score of Receiving and/or Sending parcels (Not Required for Transfer of Shorezone Development).** The land capability verification or IPES Score will determine if the parcels are considered “sensitive” or “non-sensitive” in accordance with the TRPA Code of Ordinances. Parcels that have been identified as “sensitive” have development restrictions that may affect the project you are proposing. The land capability verification and IPES Score will also determine the allowable land coverage for the parcel which will be needed in designing the project.

- **Check the Requirements for Transfers of Existing Development.** Depending on your land classification or IPES Score, restrictions on transfer of coverage may apply. In El Dorado County, Placer County, and the City of South Lake Tahoe, existing residential development cannot be transferred to any parcel with an IPES score below 726, regardless of the buildable IPES score within the jurisdiction. Refer to TRPA Code of Ordinances Section 51.5 for more information. These restrictions do not apply to the transfer of shorezone development.

- **Proof of Legal Existence for Transfer of Shorezone Development.** Buoys on the sending parcel must be legally permitted by TRPA to be eligible for transfer. Existing piers and private slips must either be legally permitted by TRPA, or the applicant must demonstrate that the structures were constructed prior to February 10, 1972, and have been maintained in a serviceable condition. Piers must also meet the functionality requirements of the TRPA Code of Ordinances Chapter 90.2 definition of Piers to be eligible for transfer.

- **Acquire the Latest Grant Deed for Receiving and Sending Parcel.** Submit the most recent grant deed for both the sending and receiving parcel. The Grant Deed must contain the legal description, book, page, document number and date recorded with the County Recorder’s office.

- **Acquire a Lot Book Guarantee or a Preliminary Title Report for Sending Parcel.** Submit a Lot Book Guarantee or a Preliminary Title Report that was issued within thirty days of the date that you submit the application.

- **Notify Any Lienholders with Interest in the Sending Parcel of Pending Transfer.** Transferring a development right away from a parcel can reduce the value of the parcel. By applying for and accepting a permit for the transfer of bankable rights, you are representing that you are the owner of the property. If there are any lienholders with an interest in the property, you are responsible for obtaining their concurrence for a transfer of bankable rights from the property.

- **Verify Existing Coverage or Units of Use for Sending Parcel if Applicable (Not Required for Transfer of Shorezone Development).** Only verified coverage or units of use are eligible for transfer. Banked coverage and units are also eligible for transfer. The TRPA Banking and Verification of Land Coverage and Units of Use application packet contains additional information. You may also contact TRPA or your local county planning department for information on how to verify existing coverage or units of use.
Scenic Requirements on Both Sending and Receiving Parcels for Transfer of Shorezone Development. The transfer of piers, private slips, and four or more buoys are subject to the scenic protection requirements of Section 84.7 of The TRPA Code of Ordinances for both the sending and receiving parcels. The transfer of three or fewer buoys is not subject to scenic protection requirements (Section 84.7). These scenic requirements include:

1. Separate submittal for both parcels of an application for Baseline Scenic Assessment unless a TRPA-approved contrast rating score is available;
2. A minimum contrast rating score of 25 or conformance with the Visual Magnitude/Contrast Rating Table in Appendix H of the Design Review Guidelines as modified for additional linear lake frontage and including visual breaks;
3. Scenic mitigation on the receiving parcel for visible mass created by the transferred shorezone development.

In order for the sending parcel to conform to the scenic protection requirements listed above, a separate project application or Qualified Exempt Declaration may be necessary (for construction, demolition, remodeling, etc.). TRPA will review scenic protection requirements for the sending parcel through the review of that project application. If the sending parcel does not require a separate project application to conform, then TRPA will review the above scenic protection requirements through this Transfer of Bankable Rights application.

TRPA will review the above scenic protection requirements on the receiving parcel through the project application utilizing the transferred development.

Complete the appropriate forms. The Project Review application form must be completed along with the forms in this packet, and all checklist items provided. For additional information about checklist items, refer to the TRPA Master Checklist Reference document.

Obtain the required signatures. The property owners for both the sending and receiving parcels must sign the application and, if applicable, complete and sign the Authorization For Representation. Forms without an original signature from the property owners will not be accepted. Faxed signatures and xerox copies will not be accepted.
PERMIT PROCESS

Complete Application
TRPA staff will review an application for completeness within 30 days from the date of submittal. If additional items are needed or checklist items are lacking, a notice will be sent to you and/or your representative indicating what additional information is needed to provide a complete application. If the application is determined to be complete, a notice will be sent to you or your representative. Once complete, your application is now ready to be reviewed by TRPA or local jurisdiction staff for conformance with TRPA rules and regulations. A complete application notice is NOT a conceptual approval of your application, nor is it a determination that the information submitted for review is accurate or approvable. Please note if the application for the project on the receiving parcel is incomplete, the transfer application will also be considered incomplete. TRPA cannot and will not hold incomplete projects for an indefinite period of time.

Request for Additional Information
Once review has begun on your project, additional information may still be required. TRPA staff attempts to identify all information needed to review a project at the “complete application” stage, however, some items cannot be identified until the review of the project has commenced. If additional information is required, you and/or your representative will be notified and a timeline to provide the needed information will be indicated.

Application Review
The amount of time to process an individual application depends on the complexity of the project and the number of applications submitted to TRPA or the local jurisdiction for review. The time of year you submit your application can also influence the processing time. The summer building season is very hectic and tends to lengthen the processing time for an individual application. During winter, the presence of snow on the ground may limit TRPA’s ability to evaluate the site if necessary. You are strongly encouraged to submit your application(s) well in advance of the building season. Ideally, submit your application the winter prior to the year in which you wish to build.

Jurisdiction Review
If your permit is reviewed for TRPA standards by a local jurisdiction, such as a county or city, contact the appropriate building department for their permit process.

Conditional Permit
A conditional permit is an approval of your transfer subject to specific conditions. The conditional permit is based on the application and plans submitted to TRPA for review. The conditional permit is valid for three years. Within the three year time period, you must demonstrate that all the conditions of approval have been met, pay any required mitigation fees, provide a project security to TRPA, if required, and acknowledge the permit.

Final Permit Acknowledgment
Once all the conditions of the permit have been met, TRPA will provide the final acknowledgment of the permit and stamp the submitted plans. This will now serve as recognition of coverage or units of use being transferred.

Project Security
A project security will be collected by the reviewing jurisdiction. Securities are required to ensure compliance with specific conditions of project approval. A security can be posted in several ways: a certificate of deposit, a hold on a personal savings account, a letter of credit, an assignment of personal savings account, a bond (only if security is estimated over $10,000), or cash. A non-refundable security administration fee is required for all securities. Review Attachment J in the TRPA Master Checklist/Design Criteria and Guidelines document for additional information.

Timeline for Appeals
If an applicant wishes to appeal a final decision by TRPA, pursuant to Rule 11.2 of the TRPA Rules of Procedure, a Notice of Appeal form and filing fee must be submitted within twenty-one (21) days from the date TRPA issues its final decision (date on correspondence). After 21 days, no appeals can be made and the Agency’s decision is final.
Include an attached Written Statement and rationale for making each finding applicable to the project proposal. Refer to the TRPA Master Findings Document available at our offices or online at www.trpa.org. Refer to the Master Findings Document to complete this portion of the application.

<table>
<thead>
<tr>
<th>Applicability</th>
<th>Code Section</th>
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<tbody>
<tr>
<td><strong>Findings Necessary to Approve a Project</strong></td>
<td>4.4.1</td>
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<tr>
<td><strong>Special Uses</strong></td>
<td>21.2.2</td>
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<tr>
<td><strong>Driveways</strong></td>
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<tr>
<td>Transfer for driveway for public health and safety</td>
<td>30.4.2.4</td>
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<tr>
<td>Single Family Dwelling</td>
<td>30.4</td>
</tr>
<tr>
<td><strong>Transfer of Coverage for:</strong></td>
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<tr>
<td>Linear Public Facilities &amp; Public Health &amp; Safety Facilities</td>
<td>30.4.2.D</td>
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<tr>
<td>Highways, Streets and Roads</td>
<td>30.34.2.E</td>
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<tr>
<td>Other Public Service Facilities Outside Community Plans</td>
<td>30.4.2.F</td>
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<td><strong>Transfer of Existing Development</strong></td>
<td>51.5</td>
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<td>Please note: In El Dorado County, Placer County, and the City of South Lake Tahoe, existing residential development shall not be transferred to a parcel with an IPES score below 726.</td>
<td>51.6</td>
</tr>
<tr>
<td><strong>Transfer of Shorezone Development</strong></td>
<td>82.1</td>
</tr>
<tr>
<td>Transfer of existing shorezone structures</td>
<td></td>
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<tr>
<td>Scenic Protection Requirements for sending and receiving parcels (three or less buoys not applicable).</td>
<td>84.7</td>
</tr>
<tr>
<td>Prohibition of single use pier on Receiving Parcel</td>
<td>84.6</td>
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<tr>
<td>Existing Pier Functionality Requirement on Sending Parcel</td>
<td>90.2</td>
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<tr>
<td>Buoy Transfer Eligibility Requirements for Sending and Receiving Parcels</td>
<td>82.5</td>
</tr>
<tr>
<td><strong>Mitigation Within Adopted Community Plans</strong></td>
<td>60.2</td>
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<tr>
<td>Limited Exception for Transferred Development for Water Quality Mit.</td>
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<tr>
<td>Limited Exception for Transferred Development for Air Quality Mit.</td>
<td>65.2</td>
</tr>
</tbody>
</table>
Provide the following Scenic Resource Inventory information for both the sending and receiving parcels. This information is not required for transfer of three or fewer buoys. Information and maps for these items are available on the Scenic Resources page of the TRPA website and at the TRPA main office.

### Sending Parcel

Shoreline Travel Route Unit No. __________________________

- **Status:**  
  - [ ] Attainment  
  - [ ] Non-attainment

Shoreline Scenic Resource No. __________

Is this a Shorezone Project?  
- [ ] Yes  
- [ ] No

Shoreline Character Type ___________________  Pier Density Eligibility Status __________

(for transfer of a pier)

Current and/or Prior Shorezone Project(s) on site?  
- [ ] Yes  
- [ ] No

TRPA File # __________________

If yes, and scenic mitigation measures were required, please clearly identify location(s) of any approved mitigation measures on lakefront façade/landscape elevation drawings.

*If property boundaries are not clearly defined, all property corners must be located and staked before the site visit. Use one inch by two inch boards about 3 feet long, driven solidly into the ground at the property corners. In cases where there is heavy brush or tree cover, surveyors tape (brightly colored plastic ribbon) shall be tied to the stakes. The address must be posted on the property.*

### Receiving Parcel

Shoreline Travel Route Unit No. __________________________

- **Status:**  
  - [ ] Attainment  
  - [ ] Non-attainment

Shoreline Scenic Resource No. __________

Shoreline Character Type ___________________  Pier Density Eligibility Status __________

(for transfer of a pier)

Current and/or Prior Shorezone Project(s) on site?  
- [ ] Yes  
- [ ] No

TRPA File # __________________

If yes, and scenic mitigation measures were required, please clearly identify location(s) of any approved mitigation measures on lakefront façade/landscape elevation drawings.

Print Name: __________________________________________ Date: ______________________

Signature of Property Owner or Authorized Agent: ______________________________________

TRPA STAFF WILL DETERMINE IF ADDITIONAL SCENIC ANALYSIS IS NEEDED BASED ON REVIEW OF THE FOLLOWING CHECKLIST ITEMS AND STAFF FIELD VISITS TO THE SITE.
TRANSFER OF BANKABLE RIGHTS APPLICATION

☐ Land Coverage Transfer  ☐ Residential Allocation Transfer  ☐ Residential Unit Transfer (improved parcel)

☐ Tourist Accommodation Units  ☐ Commercial Floor Area  ☐ Development Right Transfer (unimproved parcel)

☐ Shorezone Development

Description of Transfer by Assessor’s Parcel Number (APN)

From (Sending APN) ___________________________ To (Receiving APN) ___________________________

If more than one parcel is receiving, please list in comment section.

Amount of coverage to be transferred ___________________________

Sending Parcel Owner ___________________________

Mailing Address ___________________________ City ___________________________ State ______

Zip Code _______ Email ___________________________ Phone ___________ FAX ___________

Receiving Parcel Owner ___________________________

Mailing Address ___________________________ City ___________________________ State ______

Zip Code _______ Email ___________________________ Phone ___________ FAX ___________

Representative or Agent ___________________________

Mailing Address ___________________________ City ___________________________ State ______

Zip Code _______ Email ___________________________ Phone ___________ FAX ___________

Sending Parcel Location/Assessor’s Parcel Number (APN) ___________________________

Street Address ___________________________ Subdivision ___________________________ Lot # ___________

County ___________________________ Previous APN ___________________________

(if changed by county assessor since 1987)

Existing Use ___________________________ Proposed Use ___________________________

Is the sending parcel free of nuisance and hazard (i.e., foundations, excavations, spoil piles)? ☐ Yes ☐ No

(If no, please describe in comment section.)

Existing land coverage (land coverage transfers only):

Sending Parcel: ___________________________ Square Feet of Hard Coverage.

Sending Parcel: ___________________________ Square Feet of Soft Coverage (dirt roads, paths, and parking)
Property Restrictions/Easements (List any deed restrictions, easements or other restrictions): □ None

Sending Parcel: ____________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

Receiving Parcel: __________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

Receiving Parcel Location/Assessor’s Parcel Number (APN) __________________________

Street Address ______________________ Subdivision __________ Lot # __________

County ______________ Previous APN _______________________________________
(if changed by county assessor since 1987)

Existing Use __________________________ Proposed Use_____________________

Does the receiving parcel meet the basic service requirements of Chapter 32 of the TRPA Code of
Ordinances, including but not limited to: 1) served by paved roadway; 2) adequate water rights and water supply
system; 3) sewer service; and 4) electrical service?
□ Yes □ No (If no, please describe in comment section.)

Existing land coverage (land coverage transfers only):

Receiving Parcel: _________________ Square Feet of Hard Coverage.

Receiving Parcel: _________________ Square Feet of Soft Coverage (dirt roads, paths, and parking)

Project Application

Has the receiving parcel applied for a project application which will utilize the transferred legally existing
development/units of use proposed in this application?

□ Yes, Where submitted: __________________________ Date submitted: ______________

Note: A photocopy of a dated stamped application or other form of written evidence must be submitted with a
land coverage transfer application.

□ No

Note: TRPA will not accept transfer applications until an application to utilize the transfer is made on the
receiving parcel.

For the transfer of shorezone development, has the sending parcel applied for a project application for conformance
with scenic protection requirements on the sending parcel?

□ Yes, Where submitted: __________________________ Date submitted: ______________

Note: A photocopy of a dated stamped application or other form of written evidence must be submitted with a
land coverage transfer application.

□ No

Note: TRPA will not accept shorezone transfer applications until an application to utilize the transfer is made
on the receiving parcel and on the sending parcel as applicable.
Prior Approvals (List any prior CTRPA/TRPA approvals/permits for the subject property): ☐ None

Sending Parcel:
Description: ________________________ TRPA File No: __________________________ Date: __________
Description: ________________________ TRPA File No: __________________________ Date: __________

Receiving Parcel:
Description: ________________________ TRPA File No: __________________________ Date: __________
Description: ________________________ TRPA File No: __________________________ Date: __________

Legal Descriptions: Each application must include a copy of the latest recorded grant deed for both the sending and receiving properties.

Applicant Comments: ________________________________________________________________
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PROJECT REVIEW APPLICATION FORM

☐ NEW APPLICATION  ☐ PLAN REVISION  ☐ NEW DEVELOPMENT  ☐ REBUILD, ADDITION, REMODEL

☐ Shorezone and/or Lakezone Project  ☐ Tourist Accommodation
☐ Commercial Project  ☐ Sign
☐ Multi-Family Residential  ☐ Grading
☐ Single Family Residential Addition  ☐ Allocation Assignment Lot
☐ New Single Family Residential  ☐ Line Adjustment/ROW Abandonment
☐ Linear Public Service Facility  ☐ Subdivision of Existing Structures
☐ Public Service Facility  ☐ Transfer of Bankable Rights
☐ Recreation  ☐ Banking/Verification

Applicant

Mailing Address __________________________ City __________________________ State ________
Zip Code __________ Email __________________________ Phone __________ FAX __________

Representative or Agent

Mailing Address __________________________ City __________________________ State ________
Zip Code __________ Email __________________________ Phone __________ FAX __________

Owner ___________________________________________ ☐ Same as Applicant

Mailing Address __________________________ City __________________________ State ________
Zip Code __________ Email __________________________ Phone __________ FAX __________

Project Location/Assessor’s Parcel Number (APN) __________________________

Street Address __________________________ Subdivision __________________________ Lot # ________
County __________________________ Previous APN __________________________
(if changed by county assessor since 1987)

Plan Area Statement/Community Plan: __________________________________________

Property Restrictions/Easements (List any deed restrictions, easements or other restrictions): ☐ None

___________________________________________________________________________

___________________________________________________________________________

Prior Approvals (List any prior CTRPA/TRPA approvals/permits for the subject property): ☐ None

Description: __________________________ TRPA File No: __________________________ Date: ________

Description: __________________________ TRPA File No: __________________________ Date: ________
DECLARATION:
I hereby declare under penalty of perjury that this application and all information submitted as part of this application is true and accurate to the best of my knowledge. I am the owner of the subject property, or have been authorized in writing by the owner(s) of the subject property to represent this application, and I have obtained authorization to submit this application from any other necessary parties holding an interest in the subject property. I understand it is my obligation to obtain such authorization, and I further understand that TRPA accepts no responsibility for informing these parties or obtaining their authorization. I understand that should any information or representation submitted in connection with this application be inaccurate, erroneous, or incomplete, TRPA may rescind any approval or take other appropriate action. I hereby authorize TRPA to access the property for the purpose of site visits. I understand that additional information may be required by TRPA to review this project.

Signature: (Original signature required.)

________________________________________  At ___________________  Date: ___________________

Person Preparing Application  County

AUTHORIZATION FOR REPRESENTATION (Original signatures required; for transfer of shorezone development, include signatures for sending and receiving property owners):

The following person(s) own the subject property (Assessor’s Parcel Number(s) ________________) or have sufficient interest therein to make application to TRPA:

Print Owner(s) Name(s):

________________________________________

________________________________________

________________________________________

I/We authorize __________________________ to act as my/our representative in connection with this application to TRPA for the subject property and agree to be bound by said representative. I understand that additional information may be required by TRPA beyond that submitted by my representative to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by TRPA. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further accept that if this project is approved, I, as the permittee, will be held responsible for any and all permit conditions.

Owner(s) Signature(s): (Original signature required.)

________________________________________  Date: ___________________

________________________________________  Date: ___________________

FOR OFFICE USE ONLY

Date Received: ___________________________  By: _______________________

Fee: $ ___________________________  Receipt No: _______________________

Comments:

________________________________________

________________________________________

________________________________________
TRANSFER APPLICATION CHECKLIST

APPLICATIONS LACKING ANY OF THE FOLLOWING ITEMS WILL NOT BE ACCEPTED. TRPA OR YOUR LOCAL JURISDICTION MAY REQUIRE ADDITIONAL INFORMATION ABOVE AND BEYOND THE CHECKLIST ITEMS TO REVIEW THIS APPLICATION.

Each item and number corresponds to TRPA’s Master Checklist available at our offices or online. Refer to the Master Checklist for more information on any item.

PROJECT NAME: ________________________________________________________________

CURRENT ASSESSOR’S PARCEL NUMBER (APN): _____________________________________________

PREVIOUS ASSESSOR’S PARCEL NUMBER (APN): _____________________________________________

Applicant: Check each box that applies and complete the checklist for the transfer type(s).

- [ ] Land Coverage Transfer
- [ ] Residential Allocation Transfer
- [ ] Residential Unit Transfer (improved parcel)
- [ ] Tourist Accommodation Units
- [ ] Commercial Floor Area
- [ ] Development Right Transfer (unimproved parcel)
- [ ] Shorezone Development

Land Coverage Transfer:

Applicant TRPA

1. Complete Application with original signed authorization and checklist.

2. Application Fee: Please refer to the TRPA Filing Fee Schedule available at TRPA offices or online.
   Filing Fee: $_________ + Information Technology (IT) surcharge: $_____ = $_______________

3. Verified land capability or IPES score for the sending and the receiving parcel(s).

4. Copy of the latest recorded grant deed for both the sending parcel and receiving parcel, including legal description, owner name, book page, document number and date recorded with county.

5. Evidence that a project for development on the receiving parcel which requires the transfer of land coverage has been submitted to TRPA. (If the project on the receiving parcel will be reviewed by a local jurisdiction under a TRPA Delegation MOU, this evidence is not needed to make application to TRPA for the transfer).

6. Lot Book Guarantee or Title Report for the sending parcel, issued within 30 days of the date of transfer application submittal to TRPA.

Development Right Transfer:

Applicant TRPA

1. Complete Application with original signed authorization and checklist.

2. Application Fee: Please refer to the TRPA Filing Fee Schedule available at TRPA offices or online.
   Filing Fee: $_________ + Information Technology (IT) surcharge: $_____ = $_______________

3. Verified land capability or IPES score for the sending and the receiving parcel(s).
4. Copy of the latest recorded grant deed for both the sending parcel and receiving parcel, including legal description, owner name, book page, document number and date recorded with county.

5. Lot Book Guarantee or Title Report for the sending parcel, issued within 30 days of the date of transfer application submittal to TRPA.

Residential Unit Transfer:
PLEASE NOTE: In El Dorado County, Placer County, and the City of South Lake Tahoe, Residential Units of Use and Residential Allocations cannot be transferred to vacant lots with an IPES score below 726.

Applicant  TRPA

1. Complete Application with original signed authorization and checklist.

2. Application Fee: Please refer to the TRPA Filing Fee Schedule available at TRPA offices or online.
   Filing Fee: $___________ + Information Technology (IT) surcharge: $_______ = $___________

3. Verified land capability or IPES score for the sending and the receiving parcel(s).

4. Initial Environmental Checklist.

5. Copy of the latest recorded grant deed for both the sending parcel and receiving parcel, including legal description, owner name, book page, document number and date recorded with county.

6. Evidence that a project for development on the receiving parcel which requires the transfer of land coverage has been submitted to TRPA. (If the project on the receiving parcel will be reviewed by a local jurisdiction under a TRPA Delegation MOU, this evidence is not needed to make application to TRPA for the transfer).

7. TRPA verification of residential units.

8. Lot Book Guarantee or Title Report for the sending parcel, issued within 30 days of the date of transfer application submittal to TRPA.

Commercial Floor Area Transfer:

Applicant  TRPA

1. Complete Application with original signed authorization and checklist.

2. Application Fee: Please refer to the TRPA Filing Fee Schedule available at TRPA offices or online.
   Filing Fee: $___________ + Information Technology (IT) surcharge: $_______ = $___________

3. Verified land capability or IPES score for the sending and the receiving parcel(s).

4. Initial Environmental Checklist.

5. Copy of the latest recorded grant deed for both the sending parcel and receiving parcel, including legal description, owner name, book page, document number and date recorded with county.

6. Evidence that a project for development on the receiving parcel which requires the transfer of land coverage has been submitted to TRPA. (If the project on the receiving parcel will be reviewed by a local jurisdiction under a TRPA Delegation MOU, this evidence is not needed to make application to TRPA for the transfer).

7. TRPA verification of commercial floor area.

8. Lot Book Guarantee or Title Report for the sending parcel, issued within 30 days of the date of transfer application submittal to TRPA.
Tourist Accommodation Units:

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<tr>
<th>Applicant</th>
<th>TRPA</th>
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<tr>
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<tr>
<td>1.</td>
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<td>2.</td>
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<td>3.</td>
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<tr>
<td>Verified land capability or IPES score for the sending and the receiving parcel(s).</td>
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<td>4.</td>
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<tr>
<td>Initial Environmental Checklist.</td>
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<td>5.</td>
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<tr>
<td>Copy of the latest recorded grant deed for both the sending parcel and receiving parcel, including legal description, owner name, book page, document number and date recorded with county.</td>
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<td>6.</td>
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<td>Evidence that a project for development on the receiving parcel which requires the transfer of land coverage has been submitted to TRPA. (If the project on the receiving parcel will be reviewed by a local jurisdiction under a TRPA Delegation MOU, this evidence is not needed to make application to TRPA for the transfer).</td>
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<td>7.</td>
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<td>TRPA verification tourist accommodation units.</td>
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<td>8.</td>
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<tr>
<td>Lot Book Guarantee or Title Report for the sending parcel, issued within 30 days of the date of transfer application submittal to TRPA.</td>
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</table>

Residential Allocation Transfer:

PLEASE NOTE: In El Dorado County, Placer County, and the City of South Lake Tahoe, Residential Units of Use and Residential Allocations cannot be transferred to vacant lots with an IPES score below 726.

<table>
<thead>
<tr>
<th>Applicant</th>
<th>TRPA</th>
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<tbody>
<tr>
<td></td>
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<tr>
<td>1.</td>
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<tr>
<td>Complete Application with original signed authorization and checklist.</td>
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<td>2.</td>
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<tr>
<td>Application Fee: Please refer to the TRPA Filing Fee Schedule available at TRPA offices or online. Filing Fee: $__________ + Information Technology (IT) surcharge: $____ = $__________</td>
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<td>3.</td>
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Transfer of Shorezone Development

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<tr>
<td>1.</td>
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<tr>
<td>Complete Application with original signed authorization and checklist. Include property owner signatures for sending and receiving parcels.</td>
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<td>2.</td>
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<tr>
<td>3.</td>
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<tr>
<td>Current color photographs of existing shorezone development on the sending parcel.</td>
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