



**CALIFORNIA TAHOE CONSERVANCY**  
**LAND BANK PROGRAM INVENTORY AND PRICE LIST**  
 (LAND COVERAGE AND RESTORATION CREDIT)

November 1, 2016

HYDROLOGIC AREA	TYPE OF COVERAGE	AVAILABLE INVENTORY	PRICE (PER SQUARE FOOT)
South Stateline	<b>Hard</b>	None	\$0.00
	<b>Potential</b> (receiving parcels >725 IPES or Bailey 4-7)	Available	\$6.00
	<b>Potential</b> (receiving parcels <726 IPES or Bailey 1-3)	None	\$0.00
Upper Truckee	<b>Hard</b>	None	\$0.00
	<b>Soft</b> (receiving parcels >726 or Bailey 4-7, and certain projects in South Y Industrial Tract)	Available	\$7.50
	<b>Potential</b> (receiving parcels >725 IPES or Bailey 4-7)	Available	\$6.00
	<b>Potential—in Tahoe Keys</b> (receiving parcels >725 IPES or Bailey 4-7)	Available	\$7.00
	<b>Potential</b> (receiving parcels <726 IPES or Bailey 1-3)	Available (20,646 sf)	\$25.00
McKinney Bay	<b>Potential</b> (receiving parcels >725 IPES or Bailey 4-7)	Available (13,002 sf)	\$10.00
Tahoe City	<b>Potential</b> (receiving parcels >725 IPES or Bailey 4-7)	Available	\$10.00
Agate Bay	<b>Potential</b> (receiving parcels >725 IPES or Bailey 4-7)	Available	\$10.00
CA Hydro Areas	<b>SEZ Restoration Credit</b> (Bailey 1b)	Available	\$25.00
CA Hydro Areas	<b>Class 1-3 Restoration Credit</b> (Bailey 1a, 1c, 2, 3)	Available	\$25.00
CA Hydro Areas	<b>Restored Class 1-3 Coverage</b> (receiving parcels in all hydro areas >725 IPES or Bailey 4-7) *See TRPA Code of Ordinances, Ch 30 for special transfer requirements.	Available	\$25.00

**CALIFORNIA TAHOE CONSERVANCY  
LAND BANK PROGRAM  
SALE REQUIREMENTS FOR  
LAND COVERAGE AND RESTORATION CREDIT**

A limited supply of rights is for sale by the California Tahoe Conservancy’s Land Bank Program on the California side of the Lake Tahoe Basin. The Land Bank Program provides rights to the following broad market categories: Open Market Sales (residential and commercial projects), Public Service projects, Conservancy projects, Excess Coverage Mitigation, and Memorandums of Understandings with other agencies. If a project is cancelled, the inventory increases. If a project uses rights, the rights are returned to the inventory.

**SALE PRICES**

Posted sale prices are valid through January 31, 2016. Sale price is secured and agreed upon at the time a Purchase and Sale Agreement is signed.

**FEES**

- Applicant must submit with the complete application package:
  - \$350 administrative transaction fee by check or money order made payable to the California Tahoe Conservancy;
- After Conservancy Staff review, applicant will submit to open escrow:
  - Signed Purchase and Sale Agreement and Joint Escrow Instructions;
  - Choice of either: a 10% total purchase price deposit, or the full purchase; and
  - \$200 escrow fee per right. (Up to and including transactions totaling \$150,000. If the transaction exceeds \$150,000, additional fees may apply. This escrow fee is non-refundable if Buyer does not meet certain escrow terms.)
  - Restoration Credit transactions do not involve an escrow; therefore, there is no escrow fee.

**CONSERVANCY TRANSACTION FEES**

Type of Transaction Fee	Type of Coverage Transaction	Price
Transaction Fee	All	\$350.00
Escrow Fee	All	\$200.00
CEQA Fee <i>(If applicable. See below.)</i>	All	\$2,500.00

**CEQA FEE**

If an environmental document is required for your project, or if an environmental document is required by another agency, then action is required by the Conservancy Board. If there is an existing environmental document, then action is required by the Conservancy Board. The Conservancy holds Board meetings as needed, four to six times per year, and typically on the third Thursday of the month. Please allow an additional three to five months to complete this type of project. Buyer shall pay a \$2,500 fee for transactions requiring a CEQA document, made payable to the California Tahoe Conservancy, in addition to the above-referenced standard administrative transaction fee.

## **PURCHASE ELIGIBILITY / PREQUALIFICATION**

There are restrictions on purchaser eligibility, use, and transfer of the marketable right. The Conservancy reserves the right to disqualify applicants who do not meet the following eligibility criteria:

- There must be an active project.
- The project must comply with TRPA Code.
- All transfers are subject to all applicable government entity approval.
- Complete applications are required (see below).

## **TIMELINE TO ACQUIRE RIGHTS**

Transactions typically take three weeks, but must be completed within four months. Extension fees are required to extend the escrow. Transactions cannot exceed one year.

## **APPLICATION ([Land Coverage Application](#), [Restoration Credit Application](#))**

Submit a complete application and transaction fee via mail or in person to:

California Tahoe Conservancy  
Attention: Land Bank Program  
1061 Third Street  
South Lake Tahoe, California 96150

Application must be complete at time of submittal. A complete application includes:

- Grant Deed;
- Site Plan must contain the following:
  - Assessor's Parcel Number
  - IPES/Bailey score
  - Area of property
  - Allowable Base Coverage
  - Maximum Allowable Coverage with Transfer
  - Existing Coverage (if any)
  - Proposed On-Site Coverage;
- TRPA, City, or County conditional permit OR application;
- TRPA allocation - for new residential construction in City/El Dorado County. Placer County - applicant provides after permit issuance;
  - IPES/Bailey score (additional info requested, if applicable);
  - TRPA data if parcel contains Stream Environment Zone
  - TRPA Determination of Allowable Coverage if > 1/3 acre
  - TRPA Verification of new Placer County IPES score if < 726
  - Bailey score - submit copy of verification or assessment;
- \$350 administrative transaction fee, made payable to the California Tahoe Conservancy (submit with application); and
- \$2,500 additional fee for projects requiring an environmental document, made payable to the California Tahoe Conservancy. (*Submit with application, if applicable*).

**CONTACT** - Consultation is by appointment only, drop-ins will not be accommodated. Please direct questions to: [landbank@tahoe.ca.gov](mailto:landbank@tahoe.ca.gov) or call our main line at (530) 542-5580.

*Contact the Conservancy for current terms and conditions. The Conservancy reserves the right to withdraw, postpone, or otherwise modify the provisions of this announcement prior to concluding any sale of rights.*