



**CALIFORNIA TAHOE CONSERVANCY
LAND BANK PROGRAM
INVENTORY AND PRICE LIST**

May 1, 2017

TYPE OF RIGHT	JURISDICTION	AVAILABLE INVENTORY^o	PRICE (Per unit)
Residential Development Right	El Dorado County	12 Rights	\$1,500
	Placer County	4 Rights	\$5,000

- o Additional Conservancy Land Bank inventory may be available. Pursuant to TRPA Code of Ordinances' Conversion and Bonus Unit Code Sections, eligibility is dependent upon the receiver parcel's project type, location, and Bailey score. Please call to discuss specific project needs.

CONSERVANCY TRANSACTION FEES

Type of Transaction Fee	Jurisdiction	Price
Transaction Fee	All	\$800
Escrow Fee	All	\$200
CEQA Fee (If applicable. See below.)	All	\$2,500

**CALIFORNIA TAHOE CONSERVANCY
LAND BANK PROGRAM
SALE REQUIREMENTS FOR
RESIDENTIAL DEVELOPMENT RIGHT**

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.

SALE PRICES

Posted sale prices are valid through October 15, 2017. 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:
 - \$800 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 25% 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.)

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:

- 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 generally take four to six months. Residential Development Right escrows must be completed within six months. Extension fees are required to extend the escrow. Total transactions including escrow cannot exceed one year.

APPLICATION

[Residential Development Right 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 (if applicable):
 - Assessor's Parcel Number
 - Bailey score
 - Area of property
 - Existing and Proposed Right/Unit
- Copy of TRPA, City, or County permit application (if available);
- TRPA allocation – (if applicable) El Dorado County - for new residential construction only. Placer County - applicant provides after permit issuance;
- IPES/Bailey score (additional info requested, if applicable):
 - TRPA Determination of Allowable Coverage if parcel is > 1/3 acre
 - TRPA Verification of new score if original score is < 726 (Placer County)
 - Bailey score - submit copy of verification or assessment;
- \$800 administrative transaction fee, made payable to the California Tahoe Conservancy (submit with application); and

CONTACT

Consultation is by appointment only, drop-ins will not be accommodated. Please direct questions to: 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.