

**CITY OF SOUTH LAKE TAHOE  
AUTHORIZATION TO TRANSFER RIGHTS**

SENDING PARCEL APN \_\_\_\_\_ STREET ADDRESS \_\_\_\_\_  
 CURRENT OWNER \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

RECEIVING PARCEL APN \_\_\_\_\_ STREET ADDRESS \_\_\_\_\_  
 CURRENT OWNER \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

**CURRENT USE OF PROPERTY**

- vacant lot    timeshare    motel    commercial    single-family dwelling    multi-family dwelling

PURCHASER \_\_\_\_\_

**REASON FOR PURCHASE**

**For Staff Use Only**

RIGHTS TO BE TRANSFERRED	AMOUNT BANKED	AMOUNT TRANSFERRED	AGENCY AUTHORIZATION	
			TRPA Approval	Date
<b>Residential:</b> Development Rights _____ Existing Unit of Use _____	(# Units)		_____	_____
<b>Tourist Accommodation Unit1</b> Transfer outside of City Limits? YES _____ NO _____	(# Units)		_____	_____
<b>Commercial Floor Area</b> Airport Overflight Zone? <input type="checkbox"/> Not Applicable <input type="checkbox"/> Applicable Zone _____ Transfer outside of City Limits? YES _____ NO _____	(Sq. Feet)	Receiving parcel's Airport Overflight Zone? <input type="checkbox"/> Not Applicable <input type="checkbox"/> Applicable Zone _____	_____	_____
<b>Land Coverage (private transfers)</b> <b>Hydrologic Area:</b> <b>Soft or Hard Coverage:</b>	(Sq. Feet)	<b>Hydrologic Area:</b> <b>Soft or Hard Coverage:</b>	_____	_____
<b>Sewer Units</b>	(# Units)		_____	_____

**THE ABOVE RIGHTS ARE AUTHORIZED FOR TRANSFER.**

Approved by:

Attest:

\_\_\_\_\_  
Director of Development Services Dept.

Date: \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Manager

Date \_\_\_\_\_

Embossed City Seal



# City of South Lake Tahoe

*"making a positive difference now"*

## TRANSFER OF DEVELOPMENT APPLICATION (To be used for Out of City Transfers Only)

### Type of Rights Being Transferred:

Commercial Floor Area (CFA)

Tourist Accommodation Unit  
(TAU)

### Sending Parcel:

Site Address: \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_ Owner Phone #: \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

### Receiving Parcel:

Site Address: \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_ Owner Phone #: \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Representative or Agent Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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**Declaration:** I hereby declare under penalty of perjury that this application and all information submitted as part of this application are true and accurate to the best of my knowledge. I am the owner(s) of the subject property or have been authorized to represent this application as the applicant. I understand that should any information or representation be submitted in connection with this application be incorrect or untrue, the City may rescind any approval or take other appropriate action.

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Property Owner Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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**Fees**  
**Amount Paid:** \_\_\_\_\_ **Received By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**TRANSFER OF DEVELOPMENT APPLICATION INFORMATION  
FOR OUT OF CITY TRANSFERS**

**PURPOSE:**

The Tahoe Regional Planning Agency (TRPA) allows the transfer of several types of legally existing development from one parcel to another parcel. Only development legally banked or verified by TRPA as existing is eligible to be transferred. In addition to TRPA approval of transfers, approval from the City of South Lake Tahoe is required. The transfer of rights can have economic, social, or environmental impacts within the City, especially when rights are transferred out of the City.

- Transfers of CFA or TAUs from within to outside the City limits require review by the City Council.

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**INFORMATION ON SUBMITTING A COMPLETE APPLICATION**

Each application shall contain the following information. Some applications may require additional information. Consult with the counter planner (542-6020) to determine whether additional materials are required. If any required information is not provided, the application will not be accepted.

- Transfer of Development Application and Fees
- Authorization to Transfer Rights Form

- Copy of latest recorded grant deed for both the sending and receiving parcels
- Lot Book Guarantee or Title Report for the sending parcel, issued within 30 days of the date of transfer application submittal
- Verified land capability or IPES score for the sending and the receiving parcel(s)
- Written evidence the receiving parcel has applied for a project which will utilize the transferred coverage/use proposed in this application; i.e., a photocopy of a dated stamped application, a conditional permit, etc.
- Evidence of TRPA approval of the transfer (Conditional Permit)

**For Transfers of CFA or TAUs from Within To Outside the City**

In addition to the items above, the following information is required to be submitted with any application to transfer CFA or TAUs out of the City:

- A description and amounts of all taxes paid to the City associated with the CFA or TAUs on the sending parcel for the last five years (i.e. sales, tax, transient occupancy tax, property tax, etc.)
- A description of the receiving parcel project, including an outline of project completion timeline, proposed operations, products or services provided estimated annual revenue, tax payments, jobs created, potential local competitors, etc.
- Describe the Sending parcel and any environmentally sensitive, cultural, or historic resources that would be preserved
- Indicate whether the Sending parcel is located in a Redevelopment Plan Area
- A description of the social, economic, or environmental benefits associated with the transfer (housing, infill, services, transit, sustainability, etc.)

**Note:** Transfers of CFA or TAUs from within to outside the City will be subject to the following:

- Prior to the transfer of any TAUs or CFA outside the City limits, approvals shall be issued by the City for the Sending Parcel to be developed or redeveloped or the restoration of the Sending Parcel to its natural condition and/or any other projects conditioned by the transfer.
- If the transfer of TAUs or CFA to the Receiving Parcel has not been completed within thirty-six (36) months of City approval, the transfer shall be void. The applicant may request one twelve (12) month extension from the City Council.
- Additional fees for any consulting services required to review the application or mitigation fees required by the City Council could be assessed.
- Any and all conditions of approval, imposed by the Council for the transfer shall be complied with prior to the transfer of the TAUs and/or CFA to the Receiving Parcel. In lieu of complying with the conditions of approval, the Council may, in its sole discretion, allow the applicant to submit an adequate surety, performance bond or other financial security acceptable to the City, to secure the completion of the conditions of approval.