



CONSTRUCTING SHEDS AND OTHER NON-PERMANENT STRUCTURES ON RESIDENTIAL PROPERTY (INCLUDING HOT TUBS)

DO I NEED TO VERIFY MY COVERAGE PRIOR TO CONSTRUCTING OR INSTALLING A NON-PERMANENT STRUCTURE?

- Yes, the construction of a non-permanent structure **requires** a [site assessment](#), regardless of size
 - If your home was built after June 30, 1987, the [Tahoe Regional Planning Agency \(TRPA\)](#) should be able to furnish you with coverage verification.
 - If a [site assessment](#) has not been done by TRPA, you will need to contact their office at 775-588-4547 for the application process.

AFTER THE SITE ASSESSMENT IS COMPLETE, WHAT IS THE NEXT STEP?

- You must [apply to the City of South Lake Tahoe Building Department for a permit](#). You will be required to provide proof of allowable coverage per the TRPA Site Assessment.

WHAT IF MY SITE ASSESSMENT DOES NOT ALLOW ANY ADDITIONAL COVERAGE?

- TRPA has a [land coverage incentive for residential improvements](#) which exempts certain non-permanent structures from the calculation of land coverage on a property. Non-permanent structures may potentially be exempt from the coverage calculation for up to 120 square feet or 2% of high capability land, whichever is less. Please review [the “Land Coverage Incentives for Residential Improvements”](#) information sheet and visit [TRPA.gov](#) for more information.

DO I NEED A PERMIT FROM THE CITY OF SOUTH LAKE TAHOE?

- Yes. There are three options the City of South Lake Tahoe may use to process and approve the construction or installation of a non-permanent structure once a site assessment has been conducted by the TRPA:
 - **Qualified Exempt Activity (QE) (120 sq. ft. or less):** If all [Best Management Practices \(BMPs\)](#) are completed and a [BMP Certificate](#) has been issued by the TRPA, the project will be processed as a QE Activity. The applicant will need to submit the site assessment, a [site plan](#) showing no excess coverage (or proof it has been [fully mitigated](#)), a copy of the BMP certificate, a [QE Application](#) and applicable [fees](#).
 - **TRPA Project (120 sq. ft. or less):** If Best Management Practices (BMPs) are **not** completed, but the applicant wants to use the [TRPA Coverage Incentive](#), the project will be processed as a TRPA Project and a security deposit will be required to ensure all BMPs will be installed. The applicant will need to submit the site assessment, a [site plan](#) showing no excess coverage (or proof it has been [fully mitigated](#)), two sets of [BMP Plans](#), and applicable [TRPA Project fees](#).
 - **Building Permit Project:** If the applicant does not wish to use the TRPA Coverage Incentive, or the proposed non-permanent structure is **greater than 120 sq. ft.**, a [Building Permit](#) is *required*. The applicant will need to submit a [Plan Check Application](#), the site assessment, two sets of structural calculations (if applicable), three sets of site plans, two sets of BMP Plans, and applicable [Plan Check fees](#).

WHAT IF I CONSTRUCT/INSTALL A NON-PERMANENT STRUCTURE WITHOUT CONTACTING THE CITY OF SOUTH LAKE TAHOE BUILDING DEPARTMENT?

- Construction or installation of a non-permanent structure without approval from the City of South Lake Tahoe may result in Red Tag Double and Stop Work Orders, fines and penalties, and will still be required to go through the approval process post completion.