

Community Services Department
Planning and Building
AGRICULTURAL EXEMPTION for
LAND DIVISION APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Agricultural Exemption Land Division

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to exempt subdivisions may be found in Article 602, General Subdivision Provisions; Article 606, Parcel Maps; Article 608, Tentative Subdivision Map; Article 612, Division of Land into Large Parcels; and Article 618, Boundary Line Adjustment.

Development Application Submittal Requirements

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Agricultural Exemption Land Division Application materials.
6. **Legal Description:** Legal description that is clear and complete with graphic depiction on separate exhibit, description to be by reference to the standard subdivisions used in the United States Public Land Survey System.
7. **Street Names:** A completed "Request to Reserve New Street Name" form (included in application packet), if applicable. Please print all street names on the graphic depiction. Note whether they are existing or proposed.
8. **Proposed Deed(s):** The Deed(s) of Division for Agricultural Purposes proposed for the agricultural exemption land division shall be included with the application.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the

information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Agricultural Exemption Land Division Supplemental Information

(All required information may be separately attached)

1. Are each of the resulting parcels a minimum of ten (10) acres or larger, if the Washoe County Master Plan Land Use Designation requires a larger parcel?

2. Do each of the resulting parcels have a regulatory zoning classification that permits agricultural uses or is consistent with the designation in the Master Plan?

3. Is the legal description for each of the resulting parcels clear and complete with graphic depiction and by reference to the standard subdivisions used in the United States Public Land Survey System? ("USPLSS")

4. Does each of the resulting parcels continue to qualify for the agricultural use assessment under NRS 368A.116 inclusive and any regulations adopted pursuant thereto?

5. Does each of the resulting parcels have permanent, documented, and code compliant access either by way of existing public street, or through adjacent property under the same ownership as the created parcel, covenanted for such purpose, or served by an irrevocable easement that is retained with the land through the created parcel?

6. Are there any existing residential or commercial structures on any of the resulting parcels, and if yes, please identify the type and location of the structure including the minimum setbacks to the closest resulting parcel line?

7. What provisions are included in the deeds creating the subject parcels that, in the event the resulting parcel ceases to qualify for the agricultural use assessment under NRS 316A.100 to 316A.160 or new commercial or residential dwelling units are proposed to be constructed, the current owner shall be required to comply with all applicable property tax and land division law, including without limitation the laws concerning survey, land improvements, and recapture of deferred property tax?

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: _____
 Address: _____

 Phone : _____ Fax: _____
 % Private Citizen % Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____
 % Reno % Sparks % Washoe County

Parcel Numbers: _____
 % Subdivision % Parcelization % Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____
 Regional Street Naming Coordinator
 % Except where noted

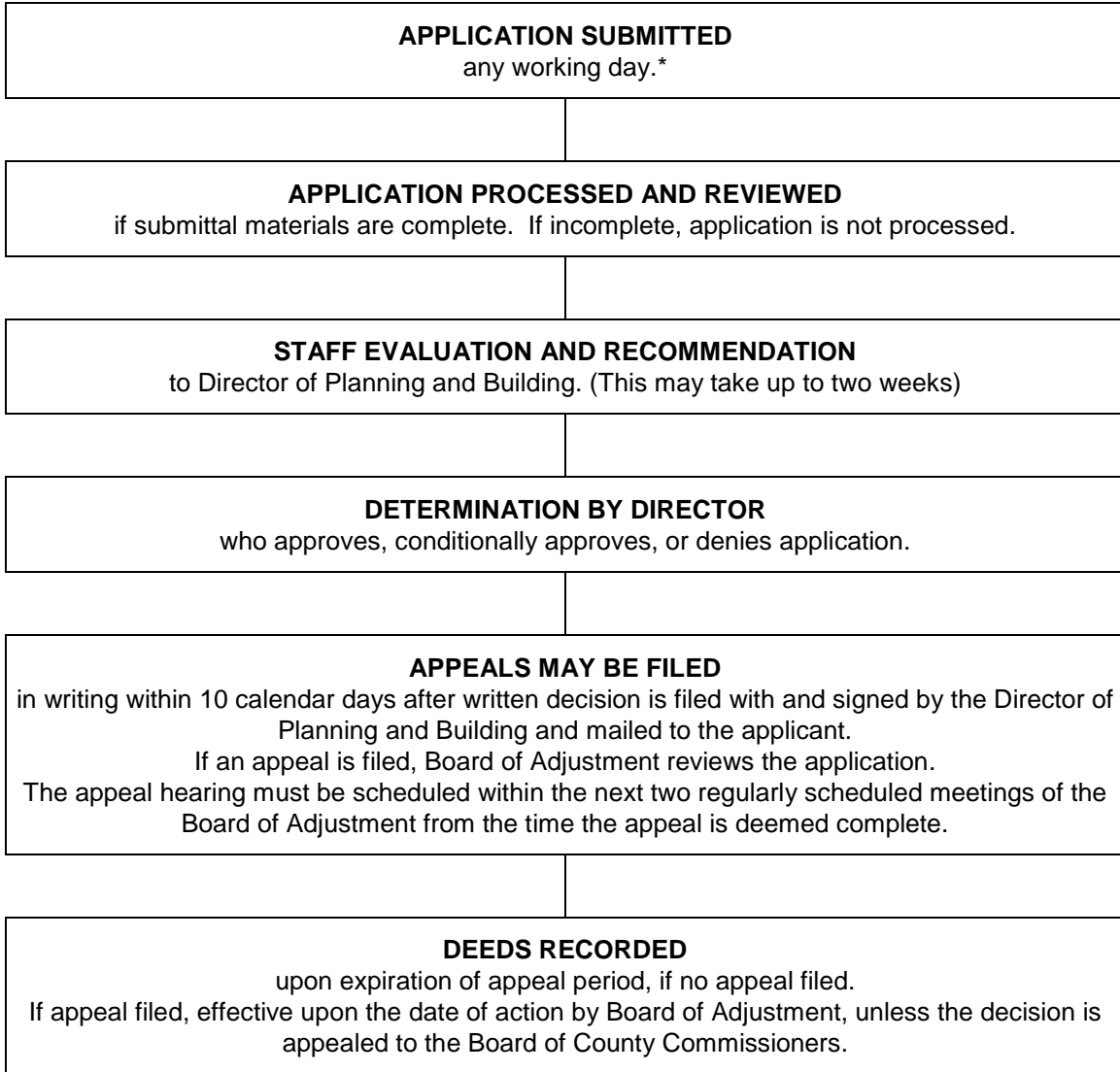
Denied: _____ Date: _____
 Regional Street Naming Coordinator

Washoe County Geographic Information Services

1001 E. Ninth Street
 Reno, NV 89512-2845

Phone: (775) 328-2325 - Fax: (775) 328-6133

Agricultural Exemption Land Division Application Process



*Pursuant to NRS 278.02327, Washoe County has just 3 days to determine completeness of submitted applications.

1. **Application Submittal:** Applicants are encouraged to contact County staff for a pre-application review of the proposed application.
2. **Application Accepted and Processed:** Planning and Building staff reviews the submitted packet and determines whether the application packet is complete within three (3) working days. An application is deemed complete when all required information is received. Applications deemed complete are accepted and processed. Incomplete applications are not processed.

3. **Staff Evaluation and Recommendation:** County staff evaluates the application and recommends approval, denial or approval with conditions. The evaluation and recommendation are summarized in a staff report to the Director of Planning and Building. The applicant and representatives also receive a copy of the staff report.
4. **Determination by Director of Planning and Building:** The Director of Planning and Building makes a determination to approve, or deny the application. The Director must take action on a tentative application within thirty (30) working days of application acceptance.
5. **Appeal Period:** The decision by the Director may be appealed to the Washoe County Board of Adjustment. The appeal must be filed within ten (10) calendar days after the written decision is filed with and signed by the Director of Planning and Building and mailed to the applicant. The appeal must be scheduled for review by the Washoe County Board of Adjustment. The appeal hearing must be scheduled within the next two regularly scheduled meetings of the Board of Adjustment, from the time the appeal is deemed complete.

Applications Must be Complete

Staff reserves the right to return any incomplete packet to the applicant and to reschedule the application upon resubmittal. No application will be deemed complete until all information is received. Only complete applications will be processed.

2024 PUBLIC HEARING APPLICATION AND MEETING DATES							
PLANNING COMMISSION		BOARD OF ADJUSTMENT		PARCEL MAP REVIEW COMMITTEE		MASTER PLAN AMENDMENTS	
Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative PC Meeting Date
11/8/2023	1/2/2024	11/8/2023	1/4/2024	11/8/2023	1/11/2024		
12/8/2023	2/6/2024	12/8/2023	2/1/2024	12/8/2023	2/8/2024		
1/8/2024	3/5/2024	1/8/2024	3/7/2024	1/8/2024	3/14/2024	1/8/2024	TBD
2/8/2024	4/2/2024	2/8/2024	4/4/2024	2/8/2024	4/11/2024		
3/8/2024	5/7/2024	3/8/2024	5/2/2024	3/8/2024	5/9/2024		
4/8/2024	6/4/2024	4/8/2024	6/6/2024	4/8/2024	6/13/2024		
5/8/2024	7/2/2024	5/8/2024	7/3/2024	5/8/2024	7/11/2024	5/8/2024	TBD
6/10/2024	8/6/2024	6/10/2024	8/1/2024	6/10/2024	8/8/2024		
7/8/2024	9/3/2024	7/8/2024	9/5/2024	7/8/2024	9/12/2024		
8/8/2024	10/1/2024	8/8/2024	10/3/2024	8/8/2024	10/10/2024		
9/9/2024	11/5/2024	9/9/2024	11/7/2024	9/9/2024	11/14/2024	9/9/2024	TBD
10/8/2024	12/3/2024	10/8/2024	12/5/2024	10/8/2024	12/12/2024		
11/8/2024	1/7/2025	11/8/2024	1/2/2025	11/8/2024	1/9/2025		
12/9/2024	2/4/2025	12/9/2024	2/6/2025	12/9/2024	2/13/2025		

DEVELOPMENT CODE (Washoe County Code Chapter 110)
MASTER FEE SCHEDULE

Applications accepted by CSD, Planning and Building

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES								HEALTH FEES		TOTAL
	Planning			Engineering			Parks		Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	
ABANDONMENT											
Not Tahoe	\$1,111	\$200	\$52.44	\$195	\$26	\$8.84	-		\$198	-	\$1,791.28
Tahoe	\$1,111	\$200	\$52.44	\$195	-	\$7.80	-		\$198	-	\$1,764.24
ADMINISTRATIVE PERMIT											
Not Tahoe	\$1,265	\$200	\$58.60	\$65	\$38	\$4.12	-		\$198	\$339	\$2,167.72
Tahoe	\$1,265	\$200	\$58.60	\$65	-	\$2.60	-		\$198	\$339	\$2,128.20
ADMINISTRATIVE REVIEW PERMIT											
Detached Accessory Dwelling (DADAR)											
Not Tahoe	\$1,000	\$200	\$48.00	\$65	\$203	\$10.72	-		\$649	-	\$2,175.72
Tahoe	\$1,000	\$200	\$48.00	\$121	-	\$4.84	-		\$649	-	\$2,022.84
Short-Term Rental - Tier II (STRAR) (See Note 0)											
Not Tahoe	\$1,000	\$200	\$48.00		-	\$0.00	-			-	\$1,248.00
Tahoe	\$1,000	\$200	\$48.00		-	\$0.00	-			-	\$1,248.00
AGRICULTURAL EXEMPTION LAND DIVISION	\$250	-	\$10.00	\$500	-	\$20.00	-		\$2,046	-	\$2,826.00
AMENDMENT OF CONDITIONS	\$700	\$200	\$36.00	\$390	-	\$15.60	-		-	-	\$1,341.60
APPEALS/INITIATION OF REVOCATION											
No Map	\$803	\$200	\$40.12	-	-		-		-	-	\$1,043.12
With Map	\$803	\$200	\$40.12	\$390	-	\$15.60	-		-	-	\$1,448.72
Administrative/Code Enforcement Decision	-	-		-	-		-		-	-	\$0.00
BOUNDARY LINE ADJUSTMENT											
Not Tahoe	\$51	-	\$2.04	\$268	\$38	\$12.24	-		\$198	-	\$569.28
Tahoe	\$51	-	\$2.04	\$268	-	\$10.72	-		\$198	-	\$529.76
COOPERATIVE PLANNING	\$1,230	-	\$49.20	-	-		-		-	-	\$1,279.20
DEVELOPMENT AGREEMENT											
Less Than 5 Parcels	\$3,500	\$200	\$148.00	-	-		-		\$649	\$256	\$4,753.00
5 or More Parcels (See Note 1)	\$5,000	\$200	\$208.00	-	-		-		\$649	\$256	\$6,313.00
DEVELOPMENT CODE AMENDMENT	\$2,242	\$200	\$97.68	\$1,299	-	\$51.96	-		-	-	\$3,890.64
DIRECTOR'S MODIFICATION OF STANDARDS	\$338	-	\$13.52	-	-		-		-	-	\$351.52
DISPLAY VEHICLES	\$65	-	\$2.60	-	-		-		\$198	-	\$265.60
DIVISION OF LAND INTO LARGE PARCELS (See Note 2)	\$252	-	\$10.08	\$416	\$35	\$18.04	-		\$47	-	\$778.12

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES		TOTAL	
	Planning			Engineering			Parks		Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.		VECTOR
EXTENSION OF TIME REQUESTS											
Subdivision	\$340	-	\$13.60	-	-		-		-	-	\$353.60
Not Subdivision	\$546	-	\$21.84	-	-		-		-	-	\$567.84
MASTER PLAN AMENDMENT											
Not Tahoe	\$3,576	\$400	\$159.04	\$54	\$2,549	\$104.12	-		\$480	-	\$7,322.16
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-		\$480	-	\$4,671.20
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST											
	\$52	-		-	-		-		-	-	\$52.00
REGULATORY ZONE AMENDMENT											
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-		\$649	-	\$6,144.36
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-		\$649	-	\$3,493.40
REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)											
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$649	-	\$6,917.08
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$649	-	\$5,592.12
REINSPECTION FEE											
	-	-		-	-		-		-	-	\$50/hr.
RESEARCH/COPIES (See Note 3 for Total)											
	-	-		-	-		-		-	-	Note 3
REVERSION TO ACREAGE											
Not Tahoe	\$51	-	\$2.04	\$215	\$26	\$9.64	-		\$198	-	\$501.68
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-		\$198	-	\$474.64
SIGN PERMIT INSPECTION - (Permanent or Temporary)											
											To Be Determined
SPECIAL USE PERMIT											
Residential											
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-		\$649	-	\$2,344.20
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-		\$649	-	\$2,133.08
With Environmental Impact Statement	\$1,162	-	\$46.48	-	-		-		-	-	\$1,208.48
Commercial, Industrial, Civic											
Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	\$203	\$13.32	-		\$649	\$256	\$3,710.92
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-		\$649	\$256	\$4,116.52
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-		\$649	\$256	\$3,499.80
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-		\$649	\$256	\$3,905.40
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-		-		-	-	\$2,329.60

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APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES								HEALTH FEES		TOTAL
	Planning			Engineering			Parks		Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER											
No System	\$803	\$200	\$40.12	\$345	\$68	\$16.52	-	-	\$2,046	-	\$3,518.64
1 System (Sewer)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-	-	\$876	-	\$2,437.04
1 System (Water)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-	-	\$2,046	-	\$3,607.04
2 Systems (Water and Sewer)	\$803	\$200	\$40.12	\$345	\$203	\$21.92	-	-	\$876	-	\$2,489.04
Tahoe (Sewer)	\$803	\$200	\$40.12	\$345	-	\$13.80	-	-	\$876	-	\$2,277.92
Sun Valley (No WC Utilities)	\$803	\$200	\$40.12	\$345	\$51	\$15.84	-	-	\$876	-	\$2,330.96
TENTATIVE SUBDIVISION MAP (See Note 5)											
No System	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$2,687	\$421	\$7,320.00
1 System (Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$2,039	\$133.52	\$129	\$5.16	\$989	\$421	\$7,742.56
1 System (Water)	\$2,422	\$200	\$104.88	\$1,299	\$1,019	\$92.72	\$129	\$5.16	\$2,687	\$421	\$8,379.76
2 Systems (Water and Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$3,059	\$174.32	\$129	\$5.16	\$989	\$421	\$8,803.36
Tahoe (Sewer)	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$989	\$421	\$5,622.00
With Hillside Ordinance - ADD	\$2,422	-	\$96.88	-	-	-	-	-	-	-	\$2,518.88
With Significant Hydrologic Resource - ADD	\$2,422	-	\$96.88	-	-	-	-	-	-	-	\$2,518.88
With Common Open Space - ADD	\$2,422	-	\$96.88	-	-	-	-	-	-	-	\$2,518.88
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY NOTICING FEE	See Note 4										
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL											
Not Tahoe	\$1,060	\$200	\$50.40	\$65	\$26	\$3.64	-	-	\$198	-	\$1,603.04
Tahoe	\$1,060	\$200	\$50.40	\$65	-	\$2.60	-	-	\$198	-	\$1,576.00

- NOTE 0: Administrative Review Permits for Tier 2 Short-Term Rentals are exempt from Engineering and Health District fees.
- NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.
- NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only. (Excludes RTF)
- NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.
- NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.
- NOTE 5: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.
- NOTE 6: The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities: limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

DEVELOPMENT CODE (Washoe County Code Chapter 110)

MASTER FEE SCHEDULE

Applications accepted by CSD, Engineering and Capital Projects

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES								HEALTH FEES		TOTAL
	Planning			Engineering			Parks		Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	
AMENDMENT OF MAP (MINOR) (NRS 278.473)	-	-		\$70	-	\$2.80	-		-	-	\$72.80
AMENDMENT OF MAP (MAJOR) (NRS 278.480) (See Note 7)											
With Sewer	\$520	-		\$429	-		-		\$989	\$421	\$2,359.00
No Sewer	\$520	-		\$429	-		-		\$2,687	\$421	\$4,057.00
CONSTRUCTION PLAN REVIEW (See Note 7)											
With Catch Basin	\$308	-		\$1,949	-		-		\$310	\$752	\$3,319.00
Without Catch Basin	\$308	-		\$1,949	-		-		\$310	\$586	\$3,153.00
FINAL SUBDIVISION MAP (See Note 8)											
Not Tahoe without Construction Plan	\$520	-	\$20.80	\$780	\$102	\$35.28	-		\$649	-	\$2,107.08
Not Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-		\$649	-	\$4,454.36
Not Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-		\$649	-	\$4,454.36
Tahoe without Construction Plan	\$520	-	\$20.80	\$780	-	\$31.20	-		\$649	-	\$2,001.00
Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-		\$649	-	\$4,348.28
Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-		\$649	-	\$4,348.28
With Hillside Ordinance - ADD	\$520	-	\$20.80	-	-		-		-	-	\$540.80
With a Significant Hydrologic Resource - ADD	\$520	-	\$20.80	-	-		-		-	-	\$540.80
With CC&Rs - ADD	\$520	-	\$20.80	-	-		-		-	-	\$540.80

NOTE 7: This application applies to construction plans that are not submitted as part of a Final Subdivision Map. The stand-alone Construction Plan Review application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

NOTE 8: Contact the Engineering and Capital Projects Division for Technical Map Check fees.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

MASTER STORM WATER INSPECTION FEE SCHEDULE (Article 421)
Inspection of Storm Water Quality Controls

INSPECTION FEES	
CHARGES FOR PROJECT DURATION AND/OR LOCATION (See Note 9)	CHARGES PER ACRE
0 - 6 Months Construction	\$30
7 - 12 Months Construction	\$60
13 - 18 Months Construction	\$90
19 - 24 Months Construction	\$120
Over 24 Months Construction	\$190
Project within 1,000 feet of a FEMA Flood Zone A, AO, or AE	Additional \$30
Projects of less than one acre but are deemed sensitive/permitted by NDEP	Additional \$30
ADMINISTRATIVE SERVICE FEE (See Note 9)	FOR EACH APPLICATION
Per Site	\$30

NOTE 9: The above listed fees shall be doubled if the construction activity is commenced prior to the issuance of the required permit and/or installation of the storm water controls. Payment of the double fee shall not preclude the County from taking any other enforcement actions within its authority. This application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt.

This does not guarantee the application is complete.

Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

DEVELOPMENT CODE (Washoe County Code Chapter 110)

Short-Term Rental (STR) Applications

**NEW STR FEES
EFFECTIVE
OCT. 1, 2023**

APPLICATIONS		COMMUNITY SERVICES DEPT. FEES			FIRE FEES	TECH FEES	TOTAL
		Base Fee	Planning	Building	Fire District	RTF	
SHORT-TERM RENTAL (Article 319) (See Notes 10 & 11)							
Truckee Meadows Fire Protection District (TMFPD)	Initial Permit (See Note 12)	\$749	-	\$180	\$170	\$43.96	\$1,142.96
	Initial Permit (with licensed property manager as local responsible party)	\$674	-	\$180	\$170	\$40.96	\$1,064.96
	Renewal with Inspection	\$704	-	\$90	\$80	\$34.96	\$908.96
	Renewal with Inspection (with licensed property manager as local responsible party)	\$634	-	\$90	\$80	\$32.16	\$836.16
	Renewal with Self-Certification	\$704	-	\$45	\$0	\$29.96	\$778.96
	Renewal with Self-Certification (with licensed property manager as local responsible party)	\$634	-	\$45	\$0	\$27.16	\$706.16
North Lake Tahoe Fire Protection District (NLTFPD)	Initial Permit (See Note 12)	\$794	-	\$180	\$174	\$45.92	\$1,193.92
	Initial Permit (with licensed property manager as local responsible party)	\$719	-	\$180	\$174	\$42.92	\$1,115.92
	Renewal with Inspection	\$749	-	\$90	\$87	\$37.04	\$963.04
	Renewal with Inspection (with licensed property manager as local responsible party)	\$679	-	\$90	\$87	\$34.24	\$890.24
	Renewal with Self-Certification	\$749	-	\$45	\$0	\$31.76	\$825.76
	Renewal with Self-Certification (with licensed property manager as local responsible party)	\$679	-	\$45	\$0	\$28.96	\$752.96
Change of local responsible party/property agent		-	\$45	-	-	\$1.80	\$46.80
Change of maximum occupancy (no inspection needed)		-	\$90	-	-	\$3.60	\$93.60
Change of maximum occupancy (with inspection)		-	\$90	\$90	-	\$7.20	\$187.20
APPEAL BY APPLICANT OF STR TIER 1 DIRECTOR DECISION (See Note 13)		-	\$803	-	-	\$32.12	\$835.12
APPEAL OF STR ADMINISTRATIVE HEARING ORDER/DECISION to Board of County Commissioners		-	\$250	-	-	-	\$250.00
INVESTIGATIVE OR ADDITIONAL INSPECTION FEE (per hour for relevant agencies)		-	-	-	-	-	\$90/hr. +RTF

NOTE 10: These fees are for a Tier 1 short-term rental (STR) permit only. Tier 2 STRs required an Administrative Review Permit and Tier 3 STRs require a Special Use Permit, as identified in Article 302. Fees for those permits can be found within the Master Fee Schedule.

NOTE 11: Building and Fire District fees are based on a standardized rate. Final Fire District fees subject to adoption by each district's governing board and may vary.

NOTE 12: The Fire fee is charged for STR properties located in Extreme and/or High IWUI Fire Risk Ratings (per adopted Fire Code/Amendments and GIS mapping) only. This fee does not include repeated fire inspections. The need for Fire Inspections are determined by the applicable Fire District.

NOTE 13: This appeal fee is for Tier 1 permits only. Appeals related to planning applications required by Tier 2 and Tier 3 STRs will pay the appeal fees applicable to all planning applications.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete or that a permit will be issued.