

Community Services Department
Planning and Building
APPEAL TO BOARD OF COUNTY
COMMISSIONERS (BCC)
APPLICATION



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

Telephone: 775.328.6100

Appealed Decision Information (continued)

Describe why the decision should or should not have been made:

Cite the specific outcome you are requesting with this appeal:

Did you speak at the public hearing when this item was considered?

- Yes
- No

Did you submit written comments prior to the action on the item being appealed?

- Yes
- No

Appellant Signature

Printed Name:

Signature:

Date:

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 |

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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

| 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) | \$384 | \$90 | \$180 | \$170 | \$17.60 | \$841.60 |
| | Initial Permit (with licensed property manager as local responsible party) | \$346 | \$81 | \$180 | \$170 | \$17.24 | \$794.24 |
| | Renewal with Inspection | \$384 | \$45 | \$90 | \$80 | \$8.60 | \$607.60 |
| | Renewal with Inspection (with licensed property manager as local responsible party) | \$346 | \$40.50 | \$90 | \$80 | \$8.42 | \$564.92 |
| | Renewal with Self-Certification (See Note 13) | \$384 | \$45 | \$45 | \$0 | \$3.60 | \$477.60 |
| | Renewal with Self-Certification (with licensed property manager as local responsible party) | \$346 | \$40.50 | \$45 | \$0 | \$3.42 | \$434.92 |
| North Lake Tahoe Fire Protection District (NLTFPD) | Initial Permit (See Note 12) | \$384 | \$90 | \$180 | \$174 | \$17.76 | \$845.76 |
| | Initial Permit (with licensed property manager as local responsible party) | \$346 | \$81 | \$180 | \$174 | \$17.40 | \$798.40 |
| | Renewal with Inspection | \$384 | \$45 | \$90 | \$87 | \$8.88 | \$614.88 |
| | Renewal with Inspection (with licensed property manager as local responsible party) | \$346 | \$40.50 | \$90 | \$87 | \$8.70 | \$572.20 |
| | Renewal with Self-Certification (See Note 13) | \$384 | \$45 | \$45 | \$0 | \$3.60 | \$477.60 |
| | Renewal with Self-Certification (with licensed property manager as local responsible party) | \$346 | \$40.50 | \$45 | \$0 | \$3.42 | \$434.92 |
| APPEAL OF STR ADMINISTRATIVE HEARING ORDER/DECISION to Board of County Commissioners (See Note 14) | | - | \$250 | - | - | | \$250.00 |
| INVESTIGATIVE FEE (per hour for relevant agencies) | | - | - | - | - | | \$90/hr. |

NOTE 10: These fees are for a standard short-term rental (STR) permit only. Tier 2 and Tier 3 STRs require a supplemental Administrative Review Permit or Administrative Permit as identified in Article 302.

NOTE 11: Planning, 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 and fire fees are subject to adoption by each district's governing board and may vary.

Note 13: Renewals in which self-certification of building/fire inspections are applicable shall be reduced to 1/2 hour.

Note 14: This appeal fee is for Tier 1 permits only. Appeals related to planning applications required by Tier 2 and Tier 3 STR's 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.