

Community Services Department
Planning and Building
DIRECTOR'S MODIFICATION OF
PARKING/LANDSCAPING
MINOR DEVIATION
STANDARDS APPLICATION



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

Telephone: 775.328.6100

Director's Modification

Parking standards may be modified by the Director of Planning and Building per Washoe County Code Chapter 110.410.35 – Modification of Standards

Landscaping standards may be modified by the Director of Planning and Building per Washoe County Code Chapter 110.412.05(d) – Review of Extenuating Circumstances.

Grading standards may be modified by the Director of Planning and Building per Washoe County Code Chapter 110.438.45- Grading of Slopes

Minor Deviation Standards may be granted by the Director of Planning and Building per Washoe County Code Section 110.804.35 – Minor Deviations, for a deviation of less than 10% of the applicable Development Code standards.

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 Director's Modification Supplemental Information. (You are encouraged to meet with a planner to determine the applicability of individual requirements.)
6. **General Modifications:** Provided a site plan which includes all buildings on the property, location of the modification and any other useful details.
 - a. **Parking Modifications:** If the modification is for parking, a site plan shall be provided which includes all buildings on the property, all parking areas, stripping plan, handicap parking plan, and number of proposed parking spaces and the proposed surface materials.
 - b. **Landscaping Modifications:** If the request is for a modification of landscaping requirements, landscaping plans of the proposal are required. The landscape plan must include: type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan. The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
 - Location, spacing, size, and genus and/or species of proposed plantings, and identification of existing plants;
 - Existing vegetation, natural features, and site improvements on adjoining properties within ten (10) feet of the property line; and
 - Plant list which includes the following: quantity of proposed plants; existing plants to remain; number of proposed trees; number of existing trees to be preserved; amount of paved area; and the amount of turf.
 - Irrigation Plan Specifications.

- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller;
- Temporary or permanent water irrigation systems;
- Specifications of irrigation equipment identified by manufacturer's name and equipment identification number; and
- An approved backflow prevention device is required on all landscape irrigation systems.

c. Minor Deviation Plot Plan or Vicinity Map:

- The location of the proposed deviation;
- Location of adjoining neighboring parcels;
- Location of all existing structures on site;
- Clearly show property lines, streets, easements, and setback measurements from property lines;
- Any other information supporting your request or illustrates the need of the deviation; and
- Signed written consent from owners of all properties affected by deviation (properties abutting the property).

7. **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.

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:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: _____

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, _____,
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): _____

Printed Name _____

Signed _____

Address _____

Subscribed and sworn to before me this
_____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*Owner refers to the following: (Please mark appropriate box.)

- ☐ Owner
- ☐ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- ☐ Power of Attorney (Provide copy of Power of Attorney.)
- ☐ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- ☐ Property Agent (Provide copy of record document indicating authority to sign.)
- ☐ Letter from Government Agency with Stewardship

February 2024

Director's Modification of Standards Supplemental Information

(All required information may be separately attached)

1. What modification or deviation are you requesting? **Be specific.**

2. Why is the modification or deviation necessary to the success of the project/development? **Be specific.** Are there any extenuating circumstances or physical conditions on the proposed project/development site?

3. Are you proposing to mitigate the effect of the modification or reduction?

4. What section of code are you requesting to modify or deviate? **Be specific.** List the code section and if there are specific requirements for the modification, provide detailed information. For deviation, provide the percentage of the deviation.

5. For Minor Deviation request; list what properties/parcels are affected by the deviation? Explain if there will be any impacts to the affected neighboring properties. (At a minimum, affected property owners are those owners of parcels that immediately abut the location of the proposed minor deviation.)

2025 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
11/8/2024	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		
1/8/2025	3/4/2025	1/8/2025	3/6/2025	1/8/2025	3/13/2025	1/8/2025	TBD
2/10/2025	4/1/2025	2/10/2025	4/3/2025	2/10/2025	4/10/2025		
3/10/2025	5/6/2025	3/10/2025	5/1/2025	3/10/2025	5/8/2025		
4/8/2025	6/3/2025	4/8/2025	6/5/2025	4/8/2025	6/12/2025		
5/8/2025	7/1/2025	5/8/2025	7/3/2025	5/8/2025	7/10/2025	5/8/2025	TBD
6/9/2025	8/5/2025	6/9/2025	8/7/2025	6/9/2025	8/14/2025		
7/8/2025	9/2/2025	7/8/2025	9/4/2025	7/8/2025	9/11/2025		
8/8/2025	10/7/2025	8/8/2025	10/2/2025	8/8/2025	10/9/2025		
9/8/2025	11/4/2025	9/8/2025	11/6/2025	9/8/2025	11/13/2025	9/8/2025	TBD
10/8/2025	12/2/2025	10/8/2025	12/4/2025	10/8/2025	12/11/2025		
11/10/2025	1/6/2026	11/10/2025	1/8/2026	11/10/2025	1/15/2026		
12/8/2025	2/3/2026	12/8/2025	2/5/2026	12/8/2025	2/12/2026		

DEVELOPMENT CODE (Washoe County Code Chapter 110) MASTER FEE SCHEDULE
Applications accepted by CSD, Planning and Building

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES								HEALTH FEES		
	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	-		\$170	-	\$1,763.28
Tahoe	\$1,111	\$200	\$52.44	\$195	-	\$7.80	-		\$170	-	\$1,736.24
ADMINISTRATIVE PERMIT											
Not Tahoe	\$1,265	\$200	\$58.60	\$65	\$38	\$4.12	-		\$170	\$0	\$1,800.72
Tahoe	\$1,265	\$200	\$58.60	\$65	-	\$2.60	-		\$170	\$0	\$1,761.20
ADMINISTRATIVE REVIEW PERMIT											
Detached Accessorty Dwelling (DADAR)											
Not Tahoe	\$1,000	\$200	\$48.00	\$65	\$203	\$10.72	-		\$317	-	\$1,843.72
Tahoe	\$1,000	\$200	\$48.00	\$121	-	\$4.84	-		\$317	-	\$1,690.84
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	-		\$1,138	-	\$1,918.00
AMENDMENT OF CONDITIONS	\$700	\$200	\$36.00	\$390	-	\$15.60	-		-	-	\$1,341.60
APPEALS/INITATION 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	-		\$170	-	\$541.28
Tahoe	\$51	-	\$2.04	\$268	-	\$10.72	-		\$170	-	\$501.76
COOPERATIVE PLANNING	\$1,230	-	\$49.20	-	-		-		-	-	\$1,279.20
DEVELOPMENT AGREEMENT											
Less Than 5 Parcels	\$3,500	\$200	\$148.00	-	-		-		\$317	\$0	\$4,165.00
5 or More Parcels (See Note 1)	\$5,000	\$200	\$208.00	-	-		-		\$317	\$0	\$5,725.00
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	-	-		-		\$170	-	\$237.60
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	-		\$318	-	\$7,160.16
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-		\$318	-	\$4,509.20
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	-		\$317	-	\$5,812.36
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-		\$317	-	\$3,161.40
REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)											
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$317	-	\$6,585.08
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$317	-	\$5,260.12
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	-		\$170	-	\$473.68
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-		\$170	-	\$446.64
SIGN PERMIT INSPECTION - (Permanent or Temporary)	To Be Determined										
SPECIAL USE PERMIT											
Residential											
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-		\$317	-	\$2,012.20
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-		\$317	-	\$1,801.08
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	-		\$317	\$0	\$3,122.92
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-		\$317	\$0	\$3,528.52
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-		\$317	\$0	\$2,911.80
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-		\$317	\$0	\$3,317.40
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	-		\$1,138	-	\$2,610.64
1 System (Sewer)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$591	-	\$2,152.04
1 System (Water)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$1,138	-	\$2,699.04
2 Systems (Water and Sewer)	\$803	\$200	\$40.12	\$345	\$203	\$21.92	-		\$591	-	\$2,204.04
Tahoe (Sewer)	\$803	\$200	\$40.12	\$345	-	\$13.80	-		\$591	-	\$1,992.92
Sun Valley (No WC Utilities)	\$803	\$200	\$40.12	\$345	\$51	\$15.84	-		\$591	-	\$2,045.96
TENTATIVE SUBDIVISION MAP (See Note 5)											
No System	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$1,152	\$0	\$5,364.00
1 System (Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$2,039	\$133.52	\$129	\$5.16	\$607	\$0	\$6,939.56
1 System (Water)	\$2,422	\$200	\$104.88	\$1,299	\$1,019	\$92.72	\$129	\$5.16	\$1,152	\$0	\$6,423.76
2 Systems (Water and Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$3,059	\$174.32	\$129	\$5.16	\$607	\$0	\$8,000.36
Tahoe (Sewer)	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$607	\$0	\$4,819.00
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	-		\$170	-	\$1,575.04
Tahoe	\$1,060	\$200	\$50.40	\$65	-	\$2.60	-		\$170	-	\$1,548.00

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	-		-		\$607	\$0	\$1,556.00
No Sewer	\$520	-		\$429	-		-		\$1,152	\$0	\$2,101.00
CONSTRUCTION PLAN REVIEW (See Note 7)											
With Catch Basin	\$308	-		\$1,949	-		-		\$543	\$535	\$3,335.00
Without Catch Basin	\$308	-		\$1,949	-		-		\$543	\$586	\$3,386.00
FINAL SUBDIVISION MAP (See Note 8)											
Not Tahoe without Construction Plan	\$520	-	\$20.80	\$780	\$102	\$35.28	-		\$328	-	\$1,786.08
Not Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-		\$328	-	\$4,133.36
Not Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-		\$328	-	\$4,133.36
Tahoe without Construction Plan	\$520	-	\$20.80	\$780	-	\$31.20	-		\$328	-	\$1,680.00
Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-		\$328	-	\$4,027.28
Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-		\$328	-	\$4,027.28
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	
<i>CHARGES FOR PROJECT DURATION AND/OR LOCATION</i> (See Note 9)	<i>CHARGES PER ACRE</i>
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
<i>ADMINISTRATIVE SERVICE FEE</i> (See Note 9)	<i>FOR EACH APPLICATION</i>
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
December 1, 2024

	APPLICATIONS	COMMUNITY SERVICES DEPT. FEES			FIRE FEES	TECH FEES	TOTAL (See Note 14)
		Base Fee (See Note 14)	Planning	Building	Fire District	RTF	
	SHORT-TERM RENTAL (Article 319)						
Truckee Meadows Fire Protection District (TMFPD)	Initial Permit (See Note 12)	\$781	-	\$180	\$170	\$45.25	\$1,176.24
	Initial Permit (with licensed property manager as local)	\$703	-	\$180	\$170	\$42.12	\$1,095.12
	Renewal with Inspection	\$734	-	\$90	\$80	\$36.17	\$940.17
	Renewal with Inspection (with licensed property manager as local responsible)	\$661	-	\$90	\$80	\$33.25	\$864.25
	Renewal with Self-Certification	\$734	-	\$45	\$0	\$31.17	\$810.16
	Renewal with Self-Certification (with licensed property manager as local responsible)	\$661	-	\$45	\$0	\$28.25	\$734.24
North Lake Tahoe Fire Protection District (NLTFPD)	Initial Permit (See Note 12)	\$828	-	\$180	\$174	\$47.29	\$1,229.28
	Initial Permit (with licensed property manager as local)	\$750	-	\$180	\$174	\$44.16	\$1,148.16
	Renewal with Inspection	\$781	-	\$90	\$87	\$38.33	\$996.33
	Renewal with Inspection (with licensed property manager as local responsible)	\$708	-	\$90	\$87	\$35.41	\$920.41
	Renewal with Self-Certification	\$781	-	\$45	\$0	\$33.05	\$859.04
	Renewal with Self-Certification (with licensed property manager as local responsible)	\$708	-	\$45	\$0	\$30.13	\$783.12
	Change of local responsible party/property	-	\$45	-	-	\$1.80	\$46.80
	Change of maximum occupancy (no	-	\$90	-	-	\$3.60	\$93.60
	Change of maximum occupancy (with	-	\$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.

NOTE 14: Fees shall be reduced by \$100 for initial permits and \$50 for renewal permits for properties listed as low cap status per the Washoe County Assessor's Office.

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.