

Community Services Department
Planning and Building Division
**SHORT TERM RENTALS PERMIT
APPLICATION**



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

Telephone: 775.328.6100

Short Term Rentals (STR) Permit

Washoe County Code (WCC) Chapter 110, Article 319, Short Term Rental Permit, is required to allow short-term rentals (STRs) in legally permitted homes within unincorporated Washoe County. The purpose is also to establish standards and a permitting process governing the operation of STRs to reduce their potential impacts on neighboring properties. See [WCC 110.319](#), for further information. Please note that a property with an active STR permit is subject to all STR regulations of the Washoe County Code, such as parking and occupancy maximums, regardless of the short term rental status (for example, whether the STR is being rented at any given time).

STR Permit Application Submittal Requirements

Please read the STR Permit Guide at: www.washoecounty.gov/STR

1. **Fees:** See Master Fee Schedule. Once application review is completed, the STR Permit will be invoiced in accordance with the adopted fee schedule and the owner will be contacted by Washoe County to make an online payment.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The STR Owner Affidavit and Notarized Certification 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 proof of payment 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 STR Permit Application materials. Please see STR Permit Guide.
6. **Site Plan Specifications:**
 - a. Accurately scaled and dimensioned site plan showing, at a minimum: location of property lines; dwelling unit(s) and all other structures on the property; dedicated locations and surface material of required parking spaces; and snow storage areas (for properties located within the boundaries of the Tahoe Area Plan). A hand drawn or mocked up image, using an online mapping tool, such as Google Maps, MapQuest, Bing Maps or another online platform is acceptable.
7. **Floor Plan Specifications:**
 - a. A hand drawn and scaled floor plan showing entirety of dwelling, including areas proposed to be available for STR use. Each room must be labeled, with dimensions and square footage also provided for areas/rooms proposed to be used for sleeping purposes and for areas/rooms considered habitable space. The floor plan must also show locations of fire extinguishers, smoke alarms, carbon monoxide (CO) alarms, emergency exits, hot tubs (if applicable), decks (if applicable), and ingress/egress (doors, stairs and windows) from the dwelling and each room.
8. **Educational Materials:** Educational materials required by WCC 110.319.15(a)(13) include: the name, phone number (text-capable) and email address of the local responsible party designated to respond to issues/complaints on the property as required

by WCC 110.319.15(a)(3). Educational material must be made available to all renters in the unit's kitchen or other common area. A template will be provided for STR owner/applicant to fill in and customize.

9. **For Condos or multi-family STRs only:** Proof of parking assigned/designated for use by only your unit, written document or copy of passes in the amount of 1 assigned/designated parking space for every 4 occupants.
10. **Transient Lodging Tax (TLT) Number registered with the Reno-Sparks Convention and Visitors Authority (RSCVA).** Partial home rentals (not the whole home) are exempt from TLT.
11. **Application Submittal:** STR permit applications will only be accepted online through the Accela online permitting platform at onenv.us. Required application materials and documents must be uploaded as part of the online submittal process. Uploaded digital documents must have a resolution of 300 dpi or better.

Washoe County Short Term Rentals (STR) Application

Your entire application is a public record.

SHORT TERM RENTAL INFORMATION (* = required) See STR Permit Guide	
*STR Address:	
*Unit # (If Applicable):	*Assessor Parcel Number (APN):
*Square Footage of Dwelling: <i>(Habitable space only- see STR Permit Application Guide)</i>	
*Maximum Number of Occupants:	
Transient Lodging Tax (TLT) Number: <i>(partial home rental as exempt, see STR Permit Guide)</i>	
*# of Paved Parking Spaces:	# of Unpaved Parking Spaces:
Applicant Information (attach additional sheets if necessary) (* = required)	
*Property Owner:	Property Manager, if applicable:
*Name:	Name:
*Address:	Address:
*City: *Zip:	City: Zip:
*Phone:	Phone:
*Email:	Email:
*Cell: Other:	Cell: Other:
Contact Person:	Contact Person:
*Local Responsible Party: (available 24/7)	Other Persons to be Contacted:
*Name:	Name:
*Address:	Address:
*City: *Zip:	City: Zip:
*Phone:	Phone:
*Email:	Email:
*Cell: Other:	Cell: Other:
Phone must be text enabled	Contact Person:
For Office Use Only	
Date Received: Initial:	Master Plan Designation(s):
County Commission District:	Regulatory Zoning(s):
Planning Area:	Tier:

STR Owner Affidavit and Notarized Certification

I, as the owner of this Short-Term Rental, understand and agree to the following ordinance standards and requirements:

- (1) An STR permit is deemed a privileged permit subject to revocation without action by the Board of County Commissioners (BCC) for non-payment of fees or noncompliance with required standards, including the revocation standards within Section 110.319.40.
- (2) An STR permit must be renewed and issued annually in order to advertise or operate. Property owners should be aware that standards are subject to change over time and there is no guarantee that an STR permit will be re-issued.
- (3) An STR permit does not relieve the property owner of complying with any applicable private restrictions on the property such as CC&Rs or homeowners association rules.
- (4) Per Section 110.319.35, physical inspections must be passed prior to issuance of the initial STR permit. Thereafter, a self-certification checklist may be provided for annual renewals in lieu of a physical inspection, for a period not to exceed three years/renewals, provided the requirements of Section 110.319.35 are met. The cost of these inspections and any necessary associated improvements will be borne by the property owner. It is the responsibility of the property owner to provide sufficient evidence that the applicable standards have been met.
- (5) The property owner has reviewed [Article 319](#) and other codes referenced within this article, understands the requirements and agrees to abide by them.
- (6) The property owner is responsible for each occupant's compliance with the Washoe County Code while they are on the property, including but not limited to the standards within this article.
- (7) There are no delinquent transient lodging tax liabilities or liens against the property.
- (8) No alterations will be made to the STR premises without the proper approvals and permits, nor alterations that violate Washoe County adopted codes and ordinances.
- (9) A valid STR permit shall be obtained from Washoe County prior to advertising and operation.
- (10) Every STR is required to have a designated agent or property manager functioning as a local responsible party who is available 24 hours a day, seven days a week to respond via text message or phone to complaints/issues related to the STR within 30 minutes of contact by Washoe County staff or its designated representatives. The local responsible party must also be based in a location where they can physically arrive at the STR within one hour (not including reasonable delays due to traffic or weather) of the initial response. This requirement

is intended to address complaints based on violations of this section or Section 110.319.20 and should not be interpreted for any other purpose. The STR property owner shall provide a single phone number (text-capable) and email address with which the local responsible party can be reached 24/7.

- (11) No events, parties, or weddings (regardless of payment) are allowed or may be advertised. A party is defined as any gathering in excess of the approved on-site maximum occupancy associated with the STR permit. The maximum occupancy associated with an STR permit applies to the owner(s) of the STR and their invitees regardless of whether the STR is being rented or used for other purposes.
- (12) Applications for an STR permit may be initiated by the property owner or authorized agent of the property owner. However, the permittee must be the property owner(s) of the STR property. A non-owner that has executed a long-term rental lease may not be an STR permittee.
- (13) Only one STR will be permitted per parcel, with the exception that a second STR may be allowed on properties located outside of the Tahoe planning area, if established within a legally permitted attached or detached accessory dwelling. The STR must be a legally permitted, permanent, habitable dwelling unit (for example, no RVs, boats, detached garages, etc. to be used as an STR). Effective October 14, 2024, it is prohibited for newly permitted STRs to be established in accessory dwelling units (ADUs) within the Tahoe planning area.
- (14) An STR permit will only be issued for dwelling units that have already received a certificate of occupancy. STR permits do not supersede, waive or reduce any other code standards or requirements for building permits, planning permits/ applications or other requirements necessary to construct a dwelling unit.
- (15) An STR shall only be rented to one group or person at a time (ex. renting out multiple individual rooms to multiple separate groups is not permitted).
- (16) Advertising for an STR is prohibited unless a valid STR permit has been issued and is in effect at the time of advertisement. All advertisements must include the Washoe County permit number, transient lodging tax license number, maximum occupancy as allowed by the permit, number of bedrooms, number of beds (not to exceed maximum occupancy), number of parking spaces, and a note that no off-site street-parking is permitted. This information must be displayed at the top of the STR advertisement.
- (17) No signage advertising the STR is permitted on the property.
- (18) Educational material must be made available to all renters in the unit's kitchen or other common area as required by WCC 110.319.15(a)(12).
- (19) All STRs must comply with all Washoe County Short Term Rental standards per chapter 110, Article 319, other federal, state, and other applicable laws/statutes.
- (20) Per WCC Chapter 25, applicable room tax must be paid to the Reno-Sparks Convention and Visitors Authority, disclosed to the renter and

included in any rental agreement.

- (21) Owner has obtained an appropriate Certificate of Insurance for the STR property that provides a minimum of \$500,000 liability coverage per occurrence.
- (22) A property with an active STR permit is subject to all STR regulations of Article 319, such as parking and occupancy maximums, regardless of the short-term rental status (for example, whether the STR is being rented at any given time). If a property does not want to be bound by all STR regulations, then the STR permit for that property must be relinquished.
- (23) If a property is transferred to a new owner, all listing advertisements and short-term rental activity must cease immediately. If the new property owner wishes to continue the STR use on the property, a new application must be submitted to Washoe County and a new STR permit must be obtained by the new property owner prior to short-term renting or advertising.

Owner 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 the Washoe County Planning and Building Division.

**(A separate Affidavit must be provided by each property owner
named in the Assessor's records.)**

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: _____

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

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES								HEALTH FEES		NLTFPD FEES	TOTAL
	Planning			Engineering			Parks		Health District		NLTFPD	
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	North Lake Tahoe Fire	
ABANDONMENT												
Not Tahoe	\$1,111	\$200	\$52.44	\$195	\$26	\$8.84	-		\$174	-	-	\$1,767.28
Tahoe	\$1,111	\$200	\$52.44	\$195	-	\$7.80	-		\$174	-	\$87	\$1,827.24
ADMINISTRATIVE PERMIT									\$174			
Not Tahoe	\$1,265	\$200	\$58.60	\$65	\$38	\$4.12	-		\$174	\$0	-	\$1,804.72
Tahoe	\$1,265	\$200	\$58.60	\$65	-	\$2.60	-		\$174	\$0	\$87	\$1,852.20
ADMINISTRATIVE REVIEW PERMIT												
Detached Accessory Dwelling (DADAR)												
Not Tahoe	\$1,000	\$200	\$48.00	\$65	\$203	\$10.72	-		\$324	-	-	\$1,850.72
Tahoe	\$1,000	\$200	\$48.00	\$121	-	\$4.84	-		\$324	-	\$87	\$1,784.84
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	-			-	\$87	\$1,335.00
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/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	-		\$174	-	-	\$545.28
Tahoe	\$51	-	\$2.04	\$268	-	\$10.72	-		\$174	-	\$87	\$592.76
COOPERATIVE PLANNING	\$1,230	-	\$49.20	-	-		-		-	-	-	\$1,279.20
DEVELOPMENT AGREEMENT												
Less Than 5 Parcels	\$3,500	\$200	\$148.00	-	-		-		\$324	\$0	-	\$4,172.00
5 or More Parcels (See Note 1)	\$5,000	\$200	\$208.00	-	-		-		\$324	\$0	-	\$5,732.00
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	-	-		-		\$174	-	-	\$241.60
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		NLTFPD FEES	TOTAL
	Planning			Engineering			Parks		Health District		NLTFPD	
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	North Lake Tahoe Fire	
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	-		\$325	-	-	\$7,167.16
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-		\$325	-	\$87	\$4,603.20
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	-		\$324	-	-	\$5,819.36
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-		\$324	-	\$87	\$3,255.40
REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)												
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$324	-	-	\$6,592.08
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$324	-	\$87	\$5,354.12
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	-		\$174	-	-	\$477.68
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-		\$174	-	-	\$450.64
SIGN PERMIT INSPECTION - (Permanent or Temporary)	To Be Determined											
SPECIAL USE PERMIT												
Residential												
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-		\$324	-	-	\$2,019.20
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-		\$324	-	\$87	\$1,895.08
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	-		\$324	\$0	-	\$3,129.92
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-		\$324	\$0	-	\$3,535.52
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-		\$324	\$0	\$87	\$3,005.80
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-		\$324	\$0	\$87	\$3,411.40
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-		-		-	-	-	\$2,329.60

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		NLTFPD FEES	TOTAL
	Planning			Engineering			Parks		Health District		NLTFPD	
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	North Lake Tahoe Fire	
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER												
No System	\$803	\$200	\$40.12	\$345	\$68	\$16.52	-		\$1,162	-	-	\$2,634.64
1 System (Sewer)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$603	-	-	\$2,164.04
1 System (Water)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$1,162	-	-	\$2,723.04
2 Systems (Water and Sewer)	\$803	\$200	\$40.12	\$345	\$203	\$21.92	-		\$603	-	-	\$2,216.04
Tahoe (Sewer)	\$803	\$200	\$40.12	\$345	-	\$13.80	-		\$603	-	\$87	\$2,091.92
Sun Valley (No WC Utilities)	\$803	\$200	\$40.12	\$345	\$51	\$15.84	-		\$603	-	-	\$2,057.96
TENTATIVE SUBDIVISION MAP (See Note 5)												
No System	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$1,176	\$0	-	\$5,388.00
1 System (Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$2,039	\$133.52	\$129	\$5.16	\$620	\$0	-	\$6,952.56
1 System (Water)	\$2,422	\$200	\$104.88	\$1,299	\$1,019	\$92.72	\$129	\$5.16	\$1,176	\$0	-	\$6,447.76
2 Systems (Water and Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$3,059	\$174.32	\$129	\$5.16	\$620	\$0	-	\$8,013.36
Tahoe (Sewer)	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$620	\$0	\$87	\$4,919.00
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	See Note 4											
VARIANCE -												
Not Tahoe	\$1,060	\$200	\$50.40	\$65	\$26	\$3.64	-		\$174	-	-	\$1,579.04
Tahoe	\$1,060	\$200	\$50.40	\$65	-	\$2.60	-		\$174	-	\$87	\$1,639.00

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	-		-		\$620	\$0		\$1,569.00
No Sewer	\$520	-		\$429	-		-		\$1,176	\$0		\$2,125.00
CONSTRUCTION PLAN REVIEW (See Note 7)												
With Catch Basin	\$308	-		\$1,949	-		-		\$554	\$535		\$3,346.00
Without Catch Basin	\$308	-		\$1,949	-		-		\$554	\$586		\$3,397.00
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

	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)	\$803	-	\$180	\$170	\$46.12	\$1,199.12
	Initial Permit (with licensed property manager as local responsible party)	\$723	-	\$180	\$170	\$42.92	\$1,115.92
	Renewal with Inspection	\$755	-	\$90	\$80	\$37.00	\$962.00
	Renewal with Inspection (with licensed property manager as local responsible party)	\$680	-	\$90	\$80	\$34.00	\$884.00
	Renewal with Self-Certification	\$755	-	\$45	\$0	\$32.00	\$832.00
	Renewal with Self-Certification (with licensed property manager as local responsible party)	\$680	-	\$45	\$0	\$29.00	\$754.00
North Lake Tahoe Fire Protection District (NLTFPD)	Initial Permit (See Note 12)	\$851	-	\$180	\$174	\$48.20	\$1,253.20
	Initial Permit (with licensed property manager as local responsible party)	\$771	-	\$180	\$174	\$45.00	\$1,170.00
	Renewal with Inspection	\$803	-	\$90	\$87	\$39.20	\$1,019.20
	Renewal with Inspection (with licensed property manager as local responsible party)	\$728	-	\$90	\$87	\$36.20	\$941.20
	Renewal with Self-Certification	\$803	-	\$45	\$0	\$33.92	\$881.92
	Renewal with Self-Certification (with licensed property manager as local responsible party)	\$728	-	\$45	\$0	\$30.92	\$803.92
	Change of local responsible party/property	-	\$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.

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.