

Community Services Department  
Planning and Building  
**ABANDONMENT APPLICATION**



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

Telephone: 775.328.6100



## Abandonment

Washoe County Code (WCC) Chapter 110, Article 806, Abandonment, provides for the vacation or abandonment of easements or streets. Applications for the vacation or abandonment of a street or easement owned by the County, or a government patent easement, may be initiated by the Board of County Commissioners, Planning Commission, the Director of Planning and Building or an owner of real property abutting an easement or public street right-of-way. See WCC 110.806, for further information.

### Development Application Submittal Requirements

Applications are accepted on the 8<sup>th</sup> of each month (if the 8<sup>th</sup> is a non-work day, the first working day after the 8<sup>th</sup>)

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering and Capital Projects for Technical Plan Check
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 Abandonment Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**
7. **Site Plan Specifications:**
  - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
  - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
  - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
  - d. Show locations of parking, landscaping, signage and lighting.
8. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.

9. **Packets:** Three (3) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled “Original” and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5” x 11” reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ 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.

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- 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 to clarify the potential impacts and potential conditions of development 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 three (3) sets of mailing labels 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.

<b>Project Information</b>		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 <b>AND</b> 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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	



# Abandonment Application Supplemental Information

(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

3. What is the proposed use for the vacated area?

4. What replacement easements are proposed for any to be abandoned?

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

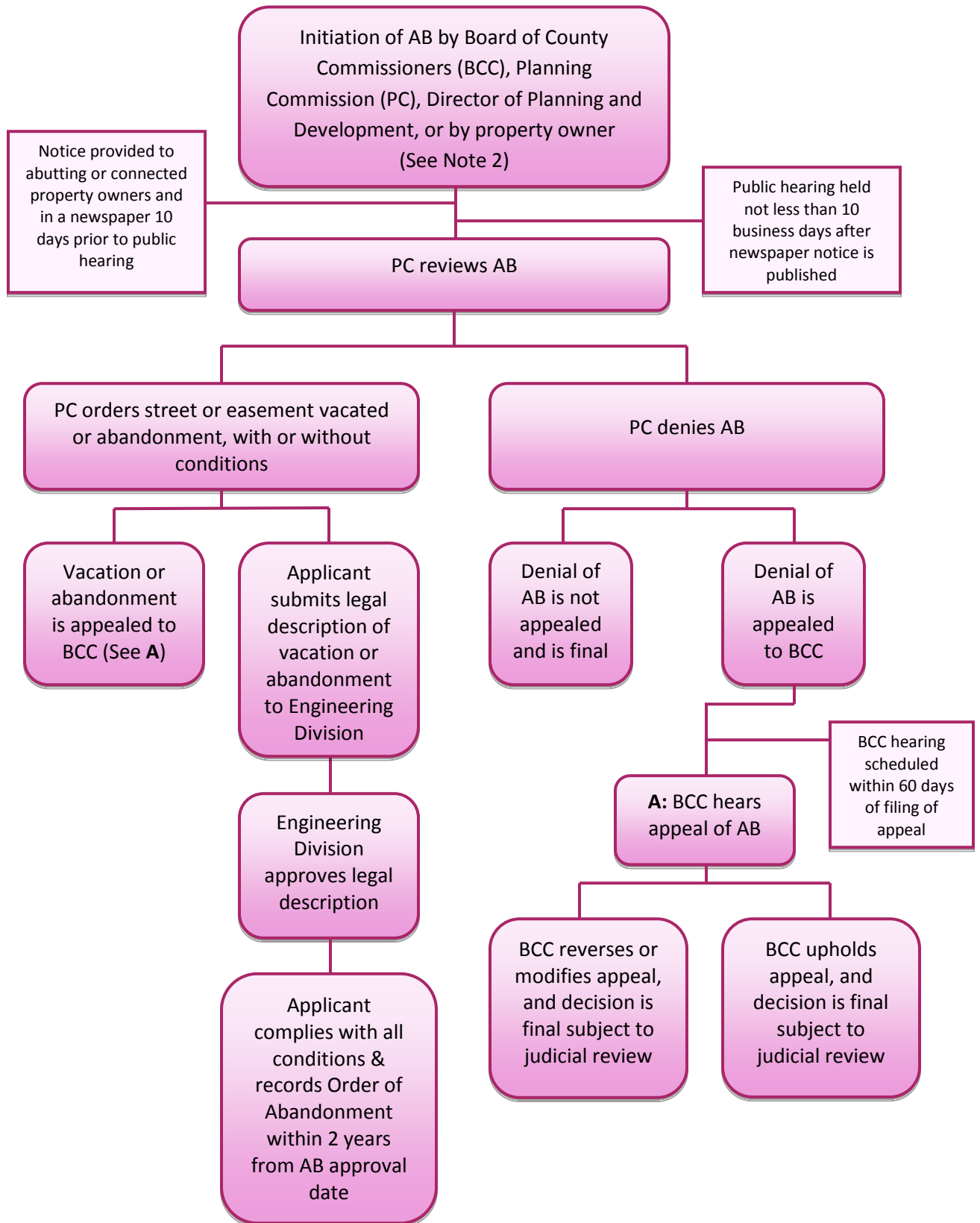
* Yes	* No
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## **IMPORTANT**

### **NOTICE REGARDING ABANDONMENTS:**

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

## Abandonment (AB) – Article 806 (See Note 1)



Note 1: Identified as vacations or abandonments of easements or streets in WCC Chapter 110.

Note 2: Street or easement must be owned by Washoe County, or is a government patent easement. Property owner must own property abutting the easement or public street right-of-way.

*This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.*



**2022 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
11/8/2021	1/4/2022	11/8/2021	1/6/2022	11/8/2021	1/13/2022		
12/8/2021	2/1/2022	12/8/2021	2/3/2022	12/8/2021	2/10/2022		
1/10/2022	3/1/2022	1/10/2022	3/3/2022	1/10/2022	3/10/2022	1/10/2022	TBD
2/8/2022	4/5/2022	2/8/2022	4/7/2022	2/8/2022	4/14/2022		
3/8/2022	5/3/2022	3/8/2022	5/5/2022	3/8/2022	5/12/2022		
4/8/2022	6/7/2022	4/8/2022	6/2/2022	4/8/2022	6/9/2022		
5/9/2022	7/5/2022	5/9/2022	7/7/2022	5/9/2022	7/14/2022	5/9/2022	TBD
6/8/2022	8/2/2022	6/8/2022	8/4/2022	6/8/2022	8/11/2022		
7/8/2022	9/6/2022	7/8/2021	9/1/2022	7/8/2022	9/8/2022		
8/8/2022	10/4/2022	8/8/2022	10/6/2022	8/8/2022	10/13/2022		
9/8/2022	11/1/2022	9/8/2021	11/3/2022	9/8/2022	11/10/2022	9/8/2022	TBD
10/10/2022	12/6/2022	10/10/2022	12/1/2022	10/10/2022	12/8/2022		
11/8/2022	1/3/2023	11/8/2021	1/5/2023	11/8/2022	1/12/2023		
12/8/2022	2/7/2023	12/8/2022	2/2/2023	12/8/2022	2/9/2023		

**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		ENVIRON.	VECTOR	TOTAL			
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	RTF	ENVI.							
<b>ABANDONMENT</b>																	
Not Tahoe	\$1,111	\$200	\$52.44	\$195	\$26	\$8.84	-							\$187	-	\$1,780.28	
Tahoe	\$1,111	\$200	\$52.44	\$195	-	\$7.80	-							\$187	-	\$1,753.24	
<b>ADMINISTRATIVE PERMIT</b>																	
Not Tahoe	\$1,265	\$200	\$58.60	\$65	\$38	\$4.12	-							\$187	\$322	\$2,139.72	
Tahoe	\$1,265	\$200	\$58.60	\$65	-	\$2.60	-							\$187	\$322	\$2,100.20	
<b>ADMINISTRATIVE REVIEW PERMIT</b> (See Note 0)																	
Not Tahoe	\$1,000	\$200	\$48.00	\$65	\$203	\$10.72	-							\$617	-	\$2,143.72	
Tahoe	\$1,000	\$200	\$48.00	\$121	-	\$4.84	-							\$617	-	\$1,990.84	
<b>AGRICULTURAL EXEMPTION LAND DIVISION</b>																	
	\$250	-	\$10.00	\$500	-	\$20.00	-							\$1,943	-	\$2,723.00	
<b>AMENDMENT OF CONDITIONS</b>																	
	\$700	\$200	\$36.00	\$390	-	\$15.60	-							-	-	\$1,341.60	
<b>APPEALS/INITATION OF REVOCATION</b>																	
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	
<b>BOUNDARY LINE ADJUSTMENT</b>																	
Not Tahoe	\$51	-	\$2.04	\$268	\$38	\$12.24	-							\$187	-	\$558.28	
Tahoe	\$51	-	\$2.04	\$268	-	\$10.72	-							\$187	-	\$518.76	
<b>COOPERATIVE PLANNING</b>																	
	\$1,230	-	\$49.20	-	-	-	-							-	-	\$1,279.20	
<b>DEVELOPMENT AGREEMENT</b>																	
Less Than 5 Parcels	\$3,500	\$200	\$148.00	-	-	-	-							\$617	\$243	\$4,708.00	
5 or More Parcels (See Note 1)	\$5,000	\$200	\$208.00	-	-	-	-							\$617	\$243	\$6,268.00	
<b>DEVELOPMENT CODE AMENDMENT</b>																	
	\$2,242	\$200	\$97.68	\$1,299	-	\$51.96	-							-	-	\$3,890.64	
<b>DIRECTOR'S MODIFICATION OF STANDARDS</b>																	
	\$338	-	\$13.52	-	-	-	-							-	-	\$351.52	
<b>DISPLAY VEHICLES</b>																	
	\$65	-	\$2.60	-	-	-	-							\$187	-	\$254.60	
<b>DIVISION OF LAND INTO LARGE PARCELS</b> (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 110.906.10 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

	COMMUNITY SERVICES DEPARTMENT FEES											HEALTH FEES		
	Planning				Engineering				Parks			Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	TOTAL	ENVIRON.	VECTOR	TOTAL
<b>APPLICATIONS</b>														
<b>EXTENSION OF TIME REQUESTS</b>														
Subdivision	\$340	-	\$13.60	-	-		-	-						\$353.60
Not Subdivision	\$546	-	\$21.84	-	-		-	-						\$567.84
<b>MASTER PLAN AMENDMENT</b>														
Not Tahoe	\$3,576	\$400	\$159.04	\$54	\$2,549	\$104.12	-		\$457	-				\$7,299.16
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-		\$457	-				\$4,648.20
<b>NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST</b>														
	\$52	-		-	-		-		-	-				\$52.00
<b>REGULATORY ZONE AMENDMENT</b>														
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-		\$617	-				\$6,112.36
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-		\$617	-				\$3,461.40
<b>REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)</b>														
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$617	-				\$6,885.08
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$617	-				\$5,560.12
<b>REINSPECTION FEE</b>														
	-	-		-	-		-		-	-				\$50/hr.
<b>RESEARCH/COPIES</b>														
	-	-		-	-		-		-	-				Note 3
<b>REVERSION TO ACREAGE</b>														
Not Tahoe	\$51	-	\$2.04	\$215	\$26	\$9.64	-		\$187	-				\$490.68
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-		\$187	-				\$463.64
<b>SIGN PERMIT INSPECTION - (Permanent or Temporary)</b>														
To Be Determined														
<b>SPECIAL USE PERMIT</b>														
<b>Residential</b>														
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-		\$617	-				\$2,312.20
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-		\$617	-				\$2,101.08
With Environmental Impact Statement	\$1,162	-	\$46.48	-	-		-		-	-				\$1,208.48
<b>Commercial, Industrial, Civic</b>														
Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	\$203	\$13.32	-		\$617	\$243				\$3,665.92
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-		\$617	\$243				\$4,071.52
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-		\$617	\$243				\$3,454.80
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-		\$617	\$243				\$3,860.40
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 110.906.10 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES		
	Planning			Engineering			Parks			Health District		VECTOR	TOTAL
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	ENVIRON.			
<b>TENTATIVE PARCEL MAP/PARCEL MAP WAIVER</b>													
No System	\$803	\$200	\$40.12	\$345	\$68	\$16.52	-		\$1,943	-		\$3,415.64	
1 System (Sewer)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$832	-		\$2,393.04	
1 System (Water)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$1,943	-		\$3,504.04	
2 Systems (Water and Sewer)	\$803	\$200	\$40.12	\$345	\$203	\$21.92	-		\$832	-		\$2,445.04	
Tahoe (Sewer)	\$803	\$200	\$40.12	\$345	-	\$13.80	-		\$832	-		\$2,233.92	
Sun Valley (No WC Utilities)	\$803	\$200	\$40.12	\$345	\$51	\$15.84	-		\$832	-		\$2,286.96	
<b>TENTATIVE SUBDIVISION MAP (See Note 5)</b>													
No System	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$2,552	\$400		\$7,164.00	
1 System (Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$2,039	\$133.52	\$129	\$5.16	\$939	\$400		\$7,671.56	
1 System (Water)	\$2,422	\$200	\$104.88	\$1,299	\$1,019	\$92.72	\$129	\$5.16	\$2,552	\$400		\$8,223.76	
2 Systems (Water and Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$3,059	\$174.32	\$129	\$5.16	\$939	\$400		\$8,732.36	
Tahoe (Sewer)	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$939	\$400		\$5,551.00	
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	
<b>TRUCKEE MEADOWS REGIONAL PLANNING AGENCY</b>													
<b>NOTICING FEE</b>													
See Note 4													
<b>VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL</b>													
Not Tahoe	\$1,060	\$200	\$50.40	\$65	\$26	\$3.64	-		\$187	-		\$1,592.04	
Tahoe	\$1,060	\$200	\$50.40	\$65	-	\$2.60	-		\$187	-		\$1,565.00	

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 110.906.10 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							
<b>AMENDMENT OF MAP (MINOR) (NRS 278.473)</b>	-	-	-	\$70	-	\$2.80	-	-	-	-	-	-	-	-	-	\$72.80	
<b>AMENDMENT OF MAP (MAJOR) (NRS 278.480) (See Note 7)</b>																	
With Sewer	\$520	-	-	\$429	-	-	-	-	\$939	\$400	-	-	-	-	-	-	\$2,288.00
No Sewer	\$520	-	-	\$429	-	-	-	-	\$2,552	\$400	-	-	-	-	-	-	\$3,901.00
<b>CONSTRUCTION PLAN REVIEW (See Note 7)</b>																	
With Catch Basin	\$308	-	-	\$1,949	-	-	-	-	\$294	\$714	-	-	-	-	-	-	\$3,265.00
Without Catch Basin	\$308	-	-	\$1,949	-	-	-	-	\$294	\$556	-	-	-	-	-	-	\$3,107.00
<b>FINAL SUBDIVISION MAP (See Note 8)</b>																	
Not Tahoe without Construction Plan	\$520	-	\$20.80	\$780	\$102	\$35.28	-	-	\$617	-	-	-	-	-	-	-	\$2,075.08
Not Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-	-	\$617	-	-	-	-	-	-	-	\$4,422.36
Not Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-	-	\$617	-	-	-	-	-	-	-	\$4,422.36
Tahoe without Construction Plan	\$520	-	\$20.80	\$780	-	\$31.20	-	-	\$617	-	-	-	-	-	-	-	\$1,969.00
Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-	-	\$617	-	-	-	-	-	-	-	\$4,316.28
Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-	-	\$617	-	-	-	-	-	-	-	\$4,316.28
With Hillside Ordinance - <b>ADD</b>	\$520	-	\$20.80	-	-	-	-	-	-	-	-	-	-	-	-	-	\$540.80
With a Significant Hydrologic Resource - <b>ADD</b>	\$520	-	\$20.80	-	-	-	-	-	-	-	-	-	-	-	-	-	\$540.80
With CC&Rs - <b>ADD</b>	\$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 110.906.10 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**

<b>INSPECTION FEES</b>	
<b>CHARGES FOR PROJECT DURATION AND/OR LOCATION</b> (See Note 9)	<b>CHARGES PER ACRE</b>
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
<b>ADMINISTRATIVE SERVICE FEE</b> (See Note 9)	<b>FOR EACH APPLICATION</b>
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 110.906.10 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	
	Base Fee	Planning	Building	Fire District	RTF	TOTAL	TOTAL
<b>SHORT-TERM RENTAL (Article 319)</b> (See Notes 10 & 11)							
Initial Permit (See Note 12)	\$384	\$90	\$180	\$90	\$14.40	\$758.40	
Initial Permit (with licensed property manager as local responsible party)	\$346	\$81	\$180	\$90	\$14.04	\$711.04	
Renewal with Inspection	\$384	\$45	\$90	\$90	\$9.00	\$618.00	
Renewal with Inspection (with licensed property manager as local responsible party)	\$346	\$40.50	\$90	\$81	\$8.46	\$565.96	
Renewal with Self-Certification (See Note 13)	\$384	\$45	\$45	\$45	\$5.40	\$524.40	
Renewal with Self-Certification (with licensed property manager as local responsible party)	\$346	\$40.50	\$45	\$40.50	\$5.04	\$477.04	
<b>APPEAL OF STR ADMINISTRATIVE HEARING ORDER/DECISION</b> to Board of County Commissioners (See Note 14)	-	\$250	-	-		\$250	
<b>INVESTIGATIVE FEE</b> (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 of \$90/hour; 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. Final Fire District fees subject to adoption by each district's governing board and may vary.

Note 13: Renewals in which self-certification of building inspections are applicable the Building fee shall be reduced to 1/2 hour or \$45.

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.*

*Pursuant to section 110.906.10 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.*