

Homeowner's Associations-FAQ'S

Moorings -Buoys, Slips, Lifts

The Shoreline Plan includes a system for eligibility, allocation, and placement of moorings. Moorings include buoys, boat slips, and boat lifts.



HOW MANY MOORINGS ARE ON LAKE TAHOE? TRPA counted all slips, buoys, and boat lifts on the lake in 2016. This included slips in marinas, and docks within the Tahoe Keys. TRPA estimates approximately 8,731 total boat moorings exist on Lake Tahoe.

HOW MANY NEW MOORINGS WILL TRPA PERMIT? TRPA would permit up to **2,116 new moorings** under the proposed program. Moorings that do not currently have a TRPA permit are considered “new” under the program. 630 of these would only be available to marinas and public agencies. The remainder (1,486) would be available for private littoral property owners or homeowner's associations. Most of these mooring permits would go to buoys, as no new private slips would be allowed. Marinas could exchange buoys and boat slips.

WHICH MOORINGS WOULD REQUIRE A TRPA PERMIT? WHAT IF I ALREADY HAVE A STATE LANDS OR ARMY CORPS PERMIT? Buoys that do not currently have a TRPA permit would need to be permitted or removed. A mooring that was permitted by a state or federal agency or was on the lake prior to 1972 (when the first Shorezone regulations were put into place) could be permitted by TRPA.

WHO WILL BE ELIGIBLE FOR THE FIRST PERMITS? TRPA will first permit moorings for those property owners that have an existing State or Army Corps permit OR that applied in 2008-2009 for a TRPA permit.

HOW WILL TRPA PERMIT BUOYS FOR HOA BUOY FIELDS? Homeowner's Associations buoy fields could add buoys provided:

- The total number of buoys does not exceed the number of units served
- New buoys meet the design standards and are within the permitted buoy field grid

If an HOA Buoy Field has buoys for less than 50% of its membership units, the HOA can apply for new buoys in the first five years of the program. For these associations, the request for new buoys could be up to a 20% increase per year of the total number of existing TRPA-legally-permitted moorings (buoys and slips).

If an HOA Buoy Field has buoys for more than 50% of its membership units, the HOA must wait until year 6 of the program to apply for new buoys up to the maximum allowed within their grid (not to exceed membership units served and within the overall mooring cap for the Lake)

For example, if a six unit HOA currently has one legally existing buoy, they are eligible for one additional buoy each year, capped at three buoys in the first five years (50% of HOA units). After the initial five-year period, the HOA can apply for three additional buoys, totaling six.

WHAT ARE THE DESIGN STANDARDS FOR BUOY FIELDS?

- Buoy field is a grid based on lake frontage and 50-foot spacing between buoys
- Must be setback 20 feet from adjacent property projection line
- Extent of buoys in field can be located no further lakeward than 600 feet from 6,220

CAN A HOMEOWNERS ASSOCIATION THAT DOES NOT CURRENTLY HAVE A BUOY FIELD APPLY FOR BUOYS? Yes, an existing HOA could apply for a buoy field provided the field can meet the design standards.

No new HOA's could be formed for the sole purpose of obtaining buoys. The HOA would need to provide evidence that it was established prior to implementation of the Shoreline Program.

WHAT FEES ARE REQUIRED FOR A MOORING PERMIT ON LAKE TAHOE and WHAT DO THE FEES PAY FOR? To place a mooring on Lake Tahoe, a property owner needs to obtain a Nevada or California State Lands permit and a TRPA permit.

Under the Shoreline Program, TRPA would collect the following fees:

Mooring Registration Fee- All moorings would pay an annual fee of approximately \$43. This fee will pay for mooring enforcement, no wake zone enforcement and education, AIS control, and monitoring. Because these fees will pay for programs that address boating impacts to the lake, ALL moorings, including those in the Tahoe Keys, will be registered and required to pay an annual fee.

Buoy Scenic Fee-A scenic fee for buoys of approximately \$47 would be collected in lieu of site specific scenic mitigation for buoys. This fee would contribute to the Scenic Quality Improvement Program (SQIP) which identifies specific scenic improvement projects around the Lake.

WHAT IS TRPA DOING ABOUT ILLEGAL BUOYS? TRPA is developing a registration and tracking system for all moorings. Buoys and other moorings will need to be permitted and registered. TRPA will coordinate with NV & CA State Lands to enforce the mooring program and remove illegal buoys.

Piers

The Shoreline Plan includes a system for eligibility, allocation, distribution, and design of piers. As of 2016, TRPA counted a total of 768 existing piers on Lake Tahoe. This includes both public, private and marina piers.

HOW MANY NEW PIERS WILL TRPA PERMIT AND WHAT PROPERTIES ARE ELIGIBLE FOR A NEW PIER? TRPA would permit up to 128 new private and 10 new public piers. The total number of piers would further be divided by County (Quadrant) to avoid concentrating piers in sensitive shoreline areas.

Parcels that already have a pier, are deed restricted, located in a stream mouth protection zone or shorezone preservation area would not be eligible for a new private pier. In visually sensitive areas, only multiple use piers would be allowed. Otherwise, a private littoral property owner could apply for a new pier if the width of the parcel is at least 45 feet. Some exceptions to these standards would be given to public piers.

WHAT TYPE OF PIER WILL A HOMEOWNERS ASSOCIATION BE ELIGIBLE TO BUILD? An HOA could apply for a pier if it has a littoral parcel and does not currently have a pier. If the pier serves multiple properties, it could be built to multiple-use design standards which allows additional length, width and boat lifts.

HOW WILL TRPA PRIORITIZE PIER APPLICATIONS? TRPA would phase the building of piers by issuing up to 12 permits every two years until the overall cap is reached. TRPA would process pier applications in the following order of priority:

1. Public Piers
2. Those piers that serve the highest number of parcels (Multiple-parcel piers)
3. Piers located in areas that are less scenically sensitive
4. Piers on a parcel already served by an HOA pier

WHAT TRPA FEES WILL BE REQUIRED FOR A PIER PERMIT? As it does today for pier modifications, TRPA would collect an application processing fee and scenic review fee. No additional mitigation fees are proposed. Additional review fees would be collected from CA or NV State Lands and other agencies that have jurisdiction on the Lake.

Boat Rental Concessions

Under the Shoreline program, all concessions will need to come under TRPA permit. To be considered for permitting, a concession must be associated with an upland use, have proper screening, fueling and BMP's. New motorized concessions must be associated with a marina. An HOA could apply for a new concession provided they are able to comply with the above standards.