



EL DORADO COUNTY BUILDING DIVISION

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667
BUILDING
(530) 621-5315
PLANNING
(530) 621-5355

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330

**If you have any questions and would like to contact Customer Support:
<https://www.eldoradocounty.ca.gov/Land-Use/Building-Services>**

Allocations are a required and valuable TRPA commodity that is a needed part for the construction of a new single family dwelling unit within the Tahoe Basin.

Allocation Disbursement Program

Purpose:

The county is required by law to construct its allocation system within the broad guidelines set forth by the Tahoe Regional Planning Agency compact

The County is to provide a means for implementation of a fair and equitable system of allocation of development rights within the Tahoe Basin area of El Dorado County pursuant to the limitations on development set out in the bi-state compact for the Tahoe Regional Planning Agency.

The program has been developed to ensure fairness and equal access to the limited quantity of allocations released to the County from TRPA.

Application and Placement on the Waiting list:

All Allocation List Applications shall be made on the appropriate form provided by Building Services.

Placement on the Allocation list shall be determined by the date the application is submitted and all applicable fees are paid. A persons place on the allocation waiting list cannot be transferred to another parcel or person. Parcel changes and new owners will require the submittal of a new allocation request application. Click here to complete the application: [Allocation List Application](#)

Distribution of Allocation Allotment:

Distribution of allocations to the County from TRPA occur on a Biannual bases. Approximately two weeks after receiving El Dorado County's allotment of new allocations, an Allocation Assignment Notice (letter) will be sent certified mail, to applicants on the Allocation list. The number of Assignment Notices sent will be determined by 1) the number of allocations released by TRPA, and 2) the number of applicants on the Allocation list. If the number of applicants is greater than the allotment, the Allocation list will be maintained.

If the allotment is greater than the Allocation list, Allocations will be available on a walk-in first come first served basis.

Private Market Allocations

If there are no allocations available through the City allocation pool or you wish to build without waiting to be offered a City allocation, you may purchase allocations on the open market through a private party. A local realtor may be able to help with the process or you may visit the [Tahoe Regional Agency \(TRPA\) TDR Marketplace website](#).

Applicant's Responsibility:

The Allocation Assignment Notice provides each applicant three options. Every applicant must respond within 30 days with their chosen option. Those options are:

- **OPTION 1** accept this allocation reservation and proceed with the application process (requires an acceptance fee);
- **OPTION 2** refuse the allocation reservation and request to be moved to the bottom of the list (requires an administrative fee); or
- **OPTION 3** refuse the allocation reservation and request to be removed from the list and request return of the allocation purchase option fee.

When Option 1 is selected, the applicant has six months to submit application for a new single family dwelling. The application must be accompanied with a complete set of Building/TRPA plans and the supporting documentation. After submittal, the applicant has one year to complete the plan check review process, and have a building permit issued. Failure to comply with these timeframes will result in the forfeiture of the allocation reservation.

Denial of Allocation Reservation: Should an applicant choose not to accept an allocation reservation, there is no guarantee any allocations will be available in subsequent years. All unused allocation reservations will be available to walk-in customers until the pool is exhausted.

Time Limits & Deadlines:

Failure to respond to any notices and any timeframe deadlines set within this program, will result in the removal from the Allocation list and the refunding or forfeiting of any applicable fee or fees.

Transfer of Accepted Allocation Reservation:

If an owner sells their property after acceptance of an allocation reservation, the reservation may be transferred to the new owner. Required timeframes established by the acceptance of the reservations will remain the same and will not be reset with the property ownership transfer.