

DEVELOPMENT CODE (Washoe County Code Chapter 110) Short-Term Rental (STR) Applications

**NEW STR FEES
EFFECTIVE
OCT. 1, 2023**

APPLICATIONS		COMMUNITY SERVICES DEPT. FEES			FIRE FEES	TECH FEES	TOTAL
		<i>Base Fee</i>	<i>Planning</i>	<i>Building</i>	<i>Fire District</i>	<i>RTF</i>	
SHORT-TERM RENTAL (Article 319) (See Notes 10 & 11)							
Truckee Meadows Fire Protection District (TMFPD)	Initial Permit (See Note 12)	\$749	-	\$180	\$170	\$43.96	\$1,142.96
	Initial Permit (with licensed property manager as local responsible party)	\$674	-	\$180	\$170	\$40.96	\$1,064.96
	Renewal with Inspection	\$704	-	\$90	\$80	\$34.96	\$908.96
	Renewal with Inspection (with licensed property manager as local responsible party)	\$634	-	\$90	\$80	\$32.16	\$836.16
	Renewal with Self-Certification	\$704	-	\$45	\$0	\$29.96	\$778.96
	Renewal with Self-Certification (with licensed property manager as local responsible party)	\$634	-	\$45	\$0	\$27.16	\$706.16
North Lake Tahoe Fire Protection District (NLTFPD)	Initial Permit (See Note 12)	\$794	-	\$180	\$174	\$45.92	\$1,193.92
	Initial Permit (with licensed property manager as local responsible party)	\$719	-	\$180	\$174	\$42.92	\$1,115.92
	Renewal with Inspection	\$749	-	\$90	\$87	\$37.04	\$963.04
	Renewal with Inspection (with licensed property manager as local responsible party)	\$679	-	\$90	\$87	\$34.24	\$890.24
	Renewal with Self-Certification	\$749	-	\$45	\$0	\$31.76	\$825.76
	Renewal with Self-Certification (with licensed property manager as local responsible party)	\$679	-	\$45	\$0	\$28.96	\$752.96
Change of local responsible party/property agent		-	\$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		-	\$803	-	-	\$32.12	\$835.12
APPEAL OF STR ADMINISTRATIVE HEARING ORDER/DECISION to Board of County Commissioners (See Note 13)		-	\$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.

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.