



## EL DORADO COUNTY BUILDING SAFETY DIVISION

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**If you have any questions and would like to contact Customer Support:**

[Please Click Here](#)

### **What is an allocation and why are they needed?**

#### Overview:

An allocation is one half of what is required in order to build a residential unit. When matched with a development right, it allows the property owner to submit plans for construction of a new residential unit. Both an allocation and development right are required in order to build a residential unit. A development right is the other half of what is required in order to build a residential unit. Typically each undeveloped residential lot has one development right associated with it. If more than one housing unit is proposed for a site, additional development rights need to be purchased and transferred to the parcel to match the allocations received.

### **Are there currently any allocations available?**

At this time, there are no allocations available for distribution. In the spring of 2021 we are eligible to receive an additional 60 allocations. At this time we anticipate receiving all 60 allocations.

### **How do I get on a list for an allocation?**

You would need to complete an allocation application form and submit a fee of \$1,300.00. The form is located at: <https://www.edcgov.us/Government/building/Documents/Allocation%20app%20part%2012%2009.29.20.pdf>

### **Is there a list of people waiting for an allocation?**

At this time, The number of people on the waiting list exceeds the number of allocations available.

### **Can my spot on the allocation waiting list be transferred to a new owner?**

No. If a property is sold and the owner was on the allocation list there placement on the list would be forfeited. The new owner would need to apply for an allocation and be placed on the list in the order received.

### **Can an allocation be transferred and or sold?**

Perhaps

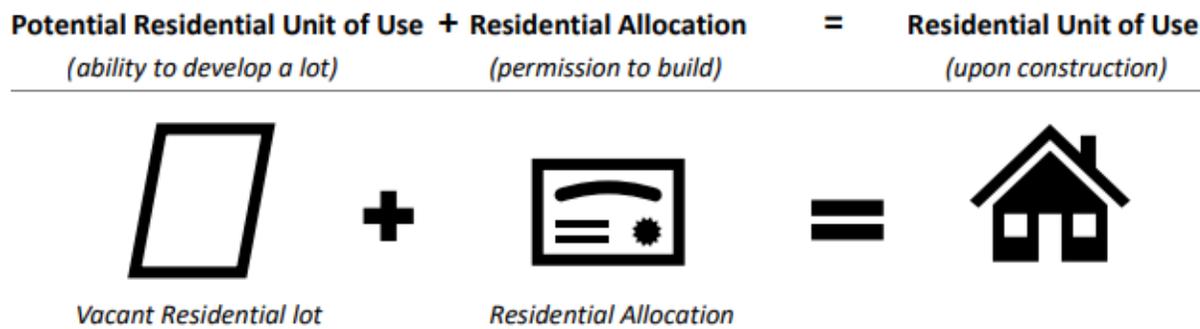
**51.5.2. Transfer of Residential Allocations**

If a parcel is assigned a residential allocation pursuant to Chapter 50: *Allocation of Development*, the allocation may be transferred to another parcel pursuant to the following provisions:

- A. Parcel Classification**  
The allocation transfer shall be from a parcel determined to be in Land Capability Districts 1a, 1b, 1c, 2, 3, or 1b (stream environment zone); shorezone tolerance districts 1, 2, 3, or 4; below the initial IPES line of 726, if applicable; or unsuitable for development due to the inability of the property to meet TRPA or local government development standards.
- B. Building Site**  
The receiving parcel shall have a building site that is determined to be in Land Capability Districts 4, 5, 6, or 7; or, if applicable, in the top rank under IPES, subject to the limitation in subsection 51.5.2.C below.
- C. IPES Limitation**  
A residential allocation shall not be transferred to a parcel that is below the initial IPES line of 726 unless the number of vacant parcels in the top rank at the time of the proposed transfer is less than one-half the total inventory in that jurisdiction.
- D. Permissible Use**  
The receiving parcel shall be in a plan area or adopted community plan where residential uses are a permissible use on the receiving parcel.
- E. One Transfer**  
Subject to the limits in Chapter 50, an allocation may be transferred only one time and shall continue to count against the jurisdiction to which it was originally issued.
- F. Parcel Restriction**  
The sending parcel shall be restricted pursuant to Section 51.5.4 at the time the allocation is transferred.

**How do I get approval to build a house on a vacant lot?**

TRPA allocates a limited amount of new single family approvals bi- annual. To qualify for an allocation you need to have an IPES score of 1 or better, a set of TRPA plans submitted to the building department. Allocations are awarded on a first come first serve basis. If there are more applications than allocations, there is a list you can be placed on to obtain the next available allocation.



**How do I arrange for a coverage transfer?**

The applicant needs to contact the entity selling the coverage, usually the California Conservancy. A building permit is applied for and through the plan check process the amount of coverage to be transferred is confirmed. The Conservancy

then enters into escrow with the coverage transfer; the building department is provided a grant of deed showing the transfer prior to issuance of the building permit.

**Can a seller transfer their spot on the allocation waiting list to a new owner?**

No. This action would cause an increase in property value based upon a property's placement on the allocation list. El Dorado County Government does not want to artificially inflate the cost of property through a wait list program. The new owner would have to apply for placement on the list. The previous owner would receive their deposit back through a refund.

**Can a seller transfer their accepted allocation to a new owner?**

Yes. Once an allocation has been accepted by an owner it will stay with the property. Performance timelines set by TRPA must still be met and are not extended for a new owner.