



**INSTRUCTIONS AND APPLICATION FOR AUTHORIZATION  
TO USE STATE-OWNED SUBMERGED LANDS**

**LAKE TAHOE**  
**Revised June 2025**

**REQUIRED APPLICATION FEES**  
**as per NRS 322.110**

**NEW APPLICATION**

\$500	Commercial Uses
\$300	Agricultural Uses
\$250	All Other Uses
\$10	Recreational Dredging

**AMENDMENT**

Authorization or Permit must be in Active Status

\$150	Commercial Uses
\$100	Agricultural Uses
\$75	All Other Uses

**General Information:**

- The NDSL standard permit term is **TEN (10) years** for all permits associated with the use of state owned sovereign land.
- Per **NRS 322.100**, the State Land Registrar may issue a permit, license or other authorization for any lawful use of state land administered by the NDSL. The receipt of a permit, license or other authorization does not excuse the recipient from compliance with any other provision of law regarding the use to which the permit, license or other authorization applies.
- Per **NRS 322.110**, the application fees are for the filing of the application with the NDSL only and are non-refundable. The application fee must be received with the application to be processed. Incomplete applications will be returned and a new application fee assessed.
- Guidelines to the NDSL application evaluation and permit process can be found in **NAC 322**.
- Per **NRS 322.0056** “Multiple residential use” means the use of a facility, structure or other object, except a commercial use, exclusively by the owners of two or more littoral or riparian residential parcels and their families and guests.
- Applications must be considered complete before the analysis process can begin. Incomplete applications may be returned and the project closed. If the project is closed, reapplication with appropriate fees will be required in order to have the project reconsidered. Upon project closure, existing improvements on State lands will be considered a trespass on state lands and subject to appropriate enforcement action by the NDSL.
- **Issuance of a permit by another federal, state or regulatory agency does not ensure that a permit can be issued by the NDSL.**

- Once the project is considered permissible, NDSL staff will request payment of the required annual fees. If fees or any other requested items are not received within 30 business days of the request, or if the NDSL has not been contacted to make other arrangements, the application may be cancelled and the project closed. If the project is closed, reapplication with appropriate fees will be required in order to have the project reconsidered.
- Permit fees for buoys, piers and other related facilities are set by regulation and can be found in **NAC 322.195**.
- A certificate of liability insurance and policy endorsement naming the State of Nevada as additionally insured, listing the covered structures, identifying the property address and APN is required to be submitted with the application. Maintaining insurance coverage for the term of the permit is also required. Minimum liability amounts vary by use and start at ONE MILLION DOLLARS (\$1,000,000.00) per occurrence on a single policy. If the structure is a multiple-use structure, **all Permittees** must provide proof of insurance in the form of the certificate of liability and policy endorsement. Self insurance is not an acceptable form of coverage. **See Insurance Certificate Guidelines** at the end of this application.
- There is a required checklist associated with this application that must be submitted as part of the application package in order for NDSL to consider the application complete.

**Instructions:**

The Nevada Division of State Lands (NDSL) only accepts hard copy applications by mail or delivered in-person to 901 South Stewart Street, Suite 5003, Carson City, Nevada 89701. Please include a check for the amount due with the application. NDSL does not accept credit cards.

**You must submit ONE (1) printed original packet including: completed application, legible site plan, copy of insurance, and any other required attachments to NDSL. The non-refundable application fee must be received with the application packet per NRS 322.110.**

For help in filling out the application form or to request a preapplication meeting, contact us at (775) 684-2720.

**Application Form:**

Check the appropriate required fee box under either the New Application or Amendment headings. To be considered for an amendment, the existing Authorization must be in Active Status. Any change of ownership and all renewal applications are considered New Applications.

The instruction list below is numbered according to the items on the application.

**Project and Invoice Number:** Leave blank. *For NDSL use only.*

1. **Date:** Enter current date.
2. **Applicant (Owner, Trust, Corporation or Business Entity):** Fill out the name of the Applicant exactly as it reads on the recorded property deed. This will be used to identify the Applicant. All multiple-use structure applications must include a separate page 1 and pages 4 through 6 for each Assessor's Parcel Number (APN) / each Applicant with interest in the structure. **All Applicant signatures are required.**
3. **Location of Proposed Use:** A current Assessor's Parcel Number must be entered, along with the physical street address of the parcel.
4. **Billing Information:** There can be only one (1) Designated Billing Parcel Owner. This should be one (1) of the applicants. Designated Representatives cannot be the Responsible Billing Parcel Owner. Billing Contact must be updated in writing and authorized by Applicant.

5. **Contact Information:** Please include contact information, including name, mailing address, phone number, and email address. If you are a Designated Representative applying on behalf of an Applicant, written consent to act on the Applicant's behalf is required. **See attached Applicant/Owner Authorization Form.**
6. **Other Agency Authorizations:** For a water intake line license: A Nevada Division of Water Resources (NDWR) Permit Number must be included to show evidence of an active water right to divert water from Lake Tahoe. The Point of Diversion (POD) and place of use legal description must also be included. If you are a new owner, submit a copy of your completed Report of Conveyance application to NDWR. Mark the box as "N/A" if a water intake line is not being applied for.
7. **Reason for the Application:** Provide a summary of the proposed use in narrative form. Attach separate pages if the narrative does not fit on the application form and write the words ATTACHED in the box.

If the application is for a new construction project, describe the impacts of the project and the proposed actions to mitigate these impacts, including any planned or existing disturbance, removal or fill of material, and the proposed time frame for construction activities.

8. **Notifications:** NDSL sends applications for a 30-day Review and Comment Period as required. Provide complete names, mailing addresses, and if available, email addresses of all:
  - a. Adjacent property owners with Assessor's Parcel Numbers (which can be found at the county assessor's web page).
  - b. Homeowner's Associations and General Improvement Districts.
9. **Existing Structure:** Does the structure currently occupy state land? Select Yes or No.
10. **Other Permitted Structures:** Indicate any other structures permitted by NDSL.
11. **Permit Combination:** Beginning in June 2014, NDSL began combining multiple current permits issued to one APN into a single TEN (10) year permit (Water Intake lines cannot be included and are licensed separately). Combination of permits allows for one annual invoice to be sent for all permitted structures. Permits issued to more than one APN will remain on a separate permit.
12. **Recreational Purposes Disclaimer:** Check yes if the application is for the use of state land for a recreational purpose. If the box is checked yes, the owner(s) (not the Designated Representative if different) must fill out and sign the child support declaration form ("Declaratory Statement by Applicant"). See "Use of State Land for a Recreational Purpose Defined" on the bottom of the Declaratory Statement by Applicant.
13. **Applicant acknowledgments:** Initial and sign where indicated.

**Additional Required Items:**

- For recreational use, the owner(s) must fill out and sign the child support declaration form ("Declaratory Statement by Applicant") and include it in the application packet.
- If you are a Designated Representative applying on behalf of the Applicant, written consent to act on the Applicant's behalf is required. Complete and include the attached Applicant/Owner Authorization Form.
- If the project has been approved by the Tahoe Regional Planning Agency, U.S. Army Corps of Engineers or the Nevada Division of Environmental Protection, include copies of those permits.
- Complete the checklist and include it in the application packet.

- In the case of a individual with the authority to act on behalf of an Owner, Trust, Corporation or Business Entity, include a copy of the legal document which gives that person the authority to sign on their behalf.
- Provide a copy of the current applicable county Assessor's Parcel Map with the application packet.
- If this is a water intake line application, include the Report of Conveyance application with the legal description for the Point of Diversion in the application packet.
- Include a Site Plan if the application is for:
  - Buoy(s)
  - Pier – Residential Single or Multiple-use or Commercial Pier
  - Swim Float(s), Swim Line(s) and Breakwater(s)
  - Boat Ramp or Boat Rails
  - Water Intake Line
  - Any type of Dredging
  - Any other structure below 6,229.1 feet

**It is required submitted site plans be legible, accurate, and complete.**

With the completed Application Form, submit an original site plan, which **must** include **all** of the following information:

1. A compass and a scale (Maximum 1"=100'). NDSL reserves the option to request full size plans
2. Depiction of the applicant's parcel, including a label for the Assessor's Parcel Number (APN) and physical address
3. Depiction of the adjacent parcels, including a label with their APNs
4. The **LOW** water elevation contour line of 6,223.0 feet
5. The **HIGH** water elevation contour line of 6,229.1 feet
6. The applicant's property projection lines extending lakeward from the **LOW** water elevation (6,223.0 feet) at a right angle at the property corner
7. Property projection setback lines - 10 foot (piers and breakwater), 20 foot (residential mooring buoys), or 25 foot (commercial mooring buoy)
8. Depiction of all existing littoral structures or improvements associated with the applicant's parcel as well as the two adjacent (neighbor) properties. Clearly identify neighboring buoys with the owner's APN. *This includes, but is not limited to: piers, boat houses, boat hoists, boat ramps, boat rails, buoys, buoy fields, navigation buoys, breakwaters, swim lines, floating docks, decks, marinas, and water intake lines*
9. Clear labels for all existing and proposed littoral structures associated with the applicant's parcel. Labels must include at a minimum:
  - Address or APN,
  - The lakebed elevation of all structures at the structure's maximum depth
  - For buoys, the Latitude and Longitude decimal degree coordinates to the fifth (5) decimal place
  - For buoys that are proposed to be newly placed, relocated, or removed, clearly label both the existing buoy location (if applicable) and the proposed new location
10. If the location of structures has changed from the previous plan kept on record at the Division of State Lands, then the site plan must be prepared, stamped, and signed by a licensed surveyor or a professional engineer
11. Water intake line point of diversion, number of connections, and place of use legal description

The above information is requested in order to assist the Division of State Lands in the application evaluation process to ensure that all structures conform to the location standards outlined in the Nevada Administrative Code (NAC) Chapter 322.



**APPLICATION FOR AUTHORIZATION  
TO USE STATE-OWNED SUBMERGED LANDS AT LAKE TAHOE**

<b>REQUIRED APPLICATION FEES</b>	
<b>as per NRS 322.110</b>	
<p><u>NEW APPLICATION</u></p> <p><input type="checkbox"/> \$500 Commercial Uses</p> <p><input type="checkbox"/> \$300 Agricultural Uses</p> <p><input type="checkbox"/> \$250 All Other Uses</p> <p><input type="checkbox"/> \$10 Recreational Dredging</p>	<p><u>AMENDMENT</u></p> <p>Authorization or Permit must be in <u>Active Status</u></p> <p><input type="checkbox"/> \$150 Commercial Uses</p> <p><input type="checkbox"/> \$100 Agricultural Uses</p> <p><input type="checkbox"/> \$75 All Other Uses</p>

	<b>Project Number</b> (Assigned by Agency)	
	<b>Invoice Number</b> (Assigned by Agency)	
<b>1.</b>	<b>Date</b>	
<b>2.</b>	<b>Applicant</b> (Owner, Trust, Corporation or Business Entity). Add an additional page for each APN	
	Name of Applicant	
<b>3.</b>	<b>Location of Proposed Use</b> (Include a copy of the current Assessor's Parcel Map)	
	Assessor's Parcel Number	
	Physical Street Address	
	City, State, Zip Code	
	County	
<b>4.</b>	<b>Billing Information</b> (Responsible Billing Parcel Owner Mailing Address)	
	Name	
	Mailing Address	
	City, State, Zip Code	
	Telephone Number	
	Email Address	
<b>5.</b>	<b>Contact Information</b> (Applicant or Designated Representative) Written consent to act on the Applicant's behalf is required if a Designated Representative is applying on behalf of an Applicant. Signatures are required of all Applicants on APPLICANT / OWNER AUTHORIZATION FORM.	
	Name	
	Mailing Address	
	City, State, Zip Code	
	Telephone Number	

	Email Address						
6.	<p><b>Other Agency Authorizations: Nevada Division of Water Resources (NDWR) <i>Required for Water Intake lines</i></b>          If you are a new owner, please submit a copy of your completed Report of Conveyance application to the NDWR.</p> <table border="1" data-bbox="159 184 1534 350"> <thead> <tr> <th data-bbox="159 184 820 233">Agency</th> <th data-bbox="820 184 1214 233">Permit Number</th> <th data-bbox="1214 184 1534 233">Date Granted</th> </tr> </thead> <tbody> <tr> <td data-bbox="159 233 820 350"><a href="#">Nevada Division of Water Resources</a></td> <td data-bbox="820 233 1214 350"></td> <td data-bbox="1214 233 1534 350"></td> </tr> </tbody> </table>	Agency	Permit Number	Date Granted	<a href="#">Nevada Division of Water Resources</a>		
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<a href="#">Nevada Division of Water Resources</a>							
7.	<p><b>Reason for Application</b>          Provide the proposed use in narrative form.          Attach additional pages if narrative does not fit and write the word "ATTACHED" in the box.</p>						

<b>8.</b>	<b>Notifications</b>	Provide adjacent littoral property owners, applicable homeowner’s associations or general improvement districts, and any other interested parties.
	Adjacent Littoral Property Owner Name Assessor Parcel Number Mailing address  E-mail address	
	Adjacent Littoral Property Owner Name Assessor Parcel Number Mailing address  E-mail address	
	Interested Party Assessor Parcel Number Mailing address  E-mail address	
	Interested Party Assessor Parcel Number Mailing address  E-mail address	
	Interested Party Assessor Parcel Number Mailing address  E-mail address	
<b>9.</b>	<b>Is this an existing structure?</b>	<input type="checkbox"/> Yes, structure exists  <input type="checkbox"/> No, this is a new, proposed structure
<b>10.</b>	<b>Do you have another structure currently permitted by the NDSL?</b>	<input type="checkbox"/> Yes If yes, please list your structure(s):  <input type="checkbox"/> No
<b>11.</b>	<b>If Yes to 10, and the structure is issued to only one APN, and is not a water intake line.</b>	<input type="checkbox"/> Yes, I understand NDSL will combine all structures into a single, TEN (10) year permit. I understand that I will receive one annual invoice associated with the permit.

<b>12.</b>	<b>Is this application for a recreational purpose?</b>						
<input type="checkbox"/>	Yes (If "Yes," attach required Declaratory Statement by Applicant form)						
<input type="checkbox"/>	No						
<p>Pursuant to <b>NRS 322.1003</b>, an applicant for a permit, license or other authorization to use state land or state facilities for a recreational purpose shall, if the permit, license or other authorization does not expire less than six (6) months after it is issued, submit to the State Land Registrar the statement prescribed by the Welfare Division of the Department of Human Resources pursuant to <b>NRS 425.520</b>. The statement, which is the Declaratory Statement by Applicant form, must be completed and signed by <i>each Applicant</i>. The statement must be attached to this application.</p>							
<b>13.</b>	<p><b>Applicant acknowledges and certifies that:</b></p> <ol style="list-style-type: none"> <li>1. This application is hereby made for a permit or permits to authorize the activities described herein.</li> <li>2. I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate.</li> <li>3. I possess the authority to undertake the proposed activity.</li> <li>4. I understand that annual fees may be assessed for the authorized use of state land and I will be responsible for payment of those fees on or before the due date.</li> <li>5. I understand that maintaining liability insurance coverage that names the State of Nevada as additionally insured for the entire term of the authorization is required.</li> <li>6. I hereby authorize NDSL representatives to access related property for the purpose of site visits.</li> <li>7. I agree to indemnify, defend, and hold harmless the State of Nevada and its agents from and against any and all liability, damages, losses, debts, obligations, judgments, expenses or actions, including reasonable attorneys' fees, for personal injuries, property damage or for loss of life or property resulting from, or in any way connected with the condition or use of the premises covered herein, including any hazard, deficiency, defect or other matter, known or unknown, arising out of or in any way connected with the projects and related activities. This does not include the State of Nevada's right to participate in its own defense in any litigation that may arise from this authorized use.</li> <li>8. I understand and accept that, if I am applying for a Buoy, Pier, or other navigable waters Permit, additional terms and conditions will be required by the State of Nevada as part of the permit or permits for which I am applying and agree to those terms and conditions. (Appendix A discloses <u>Standard Permit Conditions</u>)</li> <li>9. I understand that an issuance of a Permit from the Nevada Division of State Lands does not relieve me from also acquiring all local, regional, state, and federal permits and approvals as required by law. The activity, for which this application is submitted for (i.e. buoy deployment, pier modification, dredging, etc.), shall not be authorized and made legal until all local, regional, state, and federal permits and approvals has been granted. Failure to do so will constitute as a violation of the terms and conditions of the Permit and may be revoked. _____ <b>Initial Here</b></li> </ol>						
<table style="width: 100%; border: none;"> <tr> <td style="width: 40%; border-top: 1px solid black; border-bottom: 1px solid black;"></td> <td style="width: 30%; border-top: 1px solid black; border-bottom: 1px solid black;"></td> <td style="width: 30%; border-top: 1px solid black; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="text-align: center; border: none;"><b>Name of Applicant (Print)</b></td> <td style="text-align: center; border: none;"><b>Signature of Applicant</b></td> <td style="text-align: center; border: none;"><b>DATE</b></td> </tr> </table>					<b>Name of Applicant (Print)</b>	<b>Signature of Applicant</b>	<b>DATE</b>
<b>Name of Applicant (Print)</b>	<b>Signature of Applicant</b>	<b>DATE</b>					

**You must submit ONE (1) original application packet including the completed application form, legible site plan and any other required attachments to NDSL at:**

Nevada Division of State Lands  
 901 South Stewart Street, Suite 5003  
 Carson City, NV 89701  
 Questions? Please Call (775) 684-2720

**DECLARATORY STATEMENT BY APPLICANT**  
(Multiple-Use Structures: Complete one for each Applicant)

**FOR A DIVISION OF STATE LAND'S PERMIT, LICENSE OR OTHER AUTHORIZATION  
TO USE STATE LAND FOR A RECREATIONAL PURPOSE  
PURSUANT TO NRS 322.1003 AND NRS 425.520**

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Please provide a completed and signed Statement for *each Applicant*.

Please mark the appropriate response:

- I am not subject to a court order for the support of a child.
- I am subject to a court order for the support of one or more children and am in compliance with the order or am in compliance with a plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owned pursuant to the order.
- I am subject to a court order for the support of one or more children and am not in compliance with the order or a plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed pursuant to the order.

*Failure to mark one (1) of the three (3) will result in denial of the application.*

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**Name of Applicant (Print)**

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**Signature of Applicant**

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**DATE**

**USE OF STATE LAND FOR A RECREATIONAL PURPOSE DEFINED**

1. Private piers and docks (single and multiple residential uses).
2. Private boat launching ramps, boat rails and boat hoists.
3. Private mooring buoys, boat slips and boat houses.
4. Private swim floats.
5. Recreational dredging.

APPLICANT / OWNER AUTHORIZATION FORM

**DECLARATION:**

I hereby declare under penalty of perjury this application and all information submitted as part of this application is true and accurate to the best of my knowledge. I am the owner of the subject property or have been authorized in writing by the owner(s) of the subject property to represent this application, and I have obtained authorization to submit this application from any other necessary parties holding an interest in the subject property. I understand it is my obligation to obtain such authorization, and I further understand Nevada Division of State Lands (NDSL) accepts no responsibility for informing these parties or obtaining their authorization. I understand should any information or representation submitted in connection with this application be inaccurate, erroneous, or incomplete, NDSL may rescind any approval or take other appropriate action. I hereby authorize NDSL to access related property for the purpose of site visits. I understand additional information may be required by NDSL to review this project.

**Signature:**

\_\_\_\_\_ At \_\_\_\_\_ Date: \_\_\_\_\_  
*Owner or Person Preparing Application County*

**AUTHORIZATION FOR REPRESENTATION:**

Complete this section only if an agent or consultant is submitting this application on behalf of the applicant.

The following person(s) own the subject property (**Assessor’s Parcel Number(s)**):

\_\_\_\_\_ or have sufficient interest therein (such as a power of attorney) to make application to NDSL:

**Print Owner(s) Name(s):**

\_\_\_\_\_  
\_\_\_\_\_

I/We authorize \_\_\_\_\_ to act as my/our representative in connection with this application to NDSL for the subject property and agree to be bound by said representative. I understand additional information may be required by NDSL, beyond information submitted by my representative, to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by NDSL. I also understand should any information or representation submitted in connection with this application be incorrect or untrue, NDSL may rescind any approval or take other appropriate action. I further accept if this project is approved, I, as the permittee, will be held responsible for any and all permit conditions.

**Owner(s) Signature(s):**

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

# NEVADA DIVISION OF STATE LANDS APPLICATION CHECKLIST

**THIS CHECKLIST IS REQUIRED TO BE ATTACHED AND SUBMITTED WITH THE APPLICATION**

(Submit ONE (1) copy of this checklist with the application)

<b>NAME OF APPLICANT:</b>		
<b>ASSESSOR'S PARCEL NUMBER (APN):</b>		
<b>DATE OF APPLICATION:</b>		
<b>APPLICANT (check below)</b>	<b>NDSL REVIEW</b>	<b>INFORMATION REQUIRED FOR ALL APPLICATIONS</b>
		Has the correct application fee been submitted?
		Is there adequate contact and billing information? Addresses and phone numbers?
		Is the APN and physical address included?
		Is the application narrative accurate, complete, and clear? If it is a complex project (pier modification, buoy field expansion, dredging, river application) is there an accurate and detailed project description/methodology?
		Is the notifications section filled out?
		Are the application and declaratory statements signed by all permittees?
		Is a copy of the current Assessor's Parcel Map included for each APN listed for location of proposed use?
		Is a copy of a Certificate of Insurance listing current structures, APN and the State of Nevada as additional insured provided?
		Is a copy of the adjacent owner's consent letter included (if necessary)?
		<b><u>SITE PLAN REQUIREMENTS FOR LAKE TAHOE APPLICATIONS</u></b>
		Does the site plan contain a scale and compass?
		Is it clear which parcel and structure(s) belong to the Applicant?
		Are the low water and high water elevations clearly depicted?
		Is the lake bed elevation at the maximum depth included for all structures?
		Are the adjacent parcels and their littoral structures depicted?
		Do the property projection lines extend lakeward beginning at the low water elevation of 6,223.0 and include setbacks?
		If there are significant changes to the site plan from the last submittal, are the plans stamped by a licensed surveyor or engineer?
		Buoy(s) Latitude Longitude decimal degree coordinates to the fifth (5) decimal place
		Water intake line point of diversion, place of use legal description

I understand that additional information may be requested during the application review process.

\_\_\_\_\_  
 Applicant or Designated Representative (Print)      Signature      Date

## APPENDIX A

### **The Permittee understands and agrees to the following conditions:**

1. This Permit shall be governed by, construed, and enforced in accordance with the laws of the State of Nevada.
2. No structures other than those expressly authorized herein are permitted under this Permit.
3. The Permittee shall maintain continuous insurance coverage as evidenced by a current and valid Certificate of Insurance and Policy Endorsement naming the State of Nevada, Division of State Lands as additional insured. Upon lapse or expiration of the coverage, the Permittee must immediately remove its permitted structures from [DRAFTER: Insert Water Body Name i.e. Lake Tahoe].
4. The Permittee shall indemnify, defend, and hold harmless the State of Nevada and its agents from and against any and all liability, damages, losses, debts, obligations, judgments, expenses or actions, including reasonable attorneys' fees, for personal injuries, property damage, or for loss of life or property arising of or related to the condition or use of the premises covered herein, including any hazard, deficiency, defect or other matter, known or unknown, arising out of or in any way connected with the permitted structures and/or related activities. This indemnification does not preclude the State of Nevada's right to participate in its own defense.
5. Failure of the State of Nevada to insist upon strict performance of any of the conditions, covenants and agreements pertaining to this permit or to exercise any option herein conferred in any one or more instance, shall not be construed to be a waiver or relinquishment of any such conditions, covenants and agreements.
6. In any action related to this permit, the prevailing party is entitled to recover its reasonable attorney's fees, not to exceed a rate of ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$150.00) per hour, and costs. Venue for any such action shall be in (i) the state district court for the county in which the permitted structure is located or (ii) the state district court in Carson City, Nevada.
7. The State of Nevada will not waive and intends to assert all available immunities and statutory limitations in all cases, including, without limitation, the provisions of Nevada Revised Statutes Chapter 41.

DRAFTER: Use the conditions below for Lake Tahoe permits

8. [DRAFTER: Use for piers] The Permittee is permitted ONE (1) single, residential-use pier which must be located lakeward of APN XXX-XX-XXX in an area not closer than TEN (10) feet from each adjacent property line extended lakeward at a right angle to the shore according to the attached approved site plan.

9. [DRAFTER: Use for breakwaters] The Permittee is permitted to install a rock breakwater which must be located lakeward of APN XXX-XX-XXX in an area not closer than TEN (10) feet from each adjacent property line extended lakeward at a right angle to the shore according to the attached approved site plan.
10. [DRAFTER: Use for buoys] The Permittee is permitted [Choose] ONE (1) [or] TWO (2) single, residential-use mooring buoys in Lake Tahoe below elevation 6,223.0 feet which must be located lakeward of APN XXX-XX-XXX in an area not closer than TWENTY (20) feet from each adjacent property line extended lakeward at a right angle to the shore according to the attached approved site plan. Per NAC 322, a mooring buoy must not be placed closer than fifty (50) feet from another buoy.
11. [DRAFTER: Use for buoys] Per NRS 488.257, a mooring buoy must be white in color and have a horizontal blue band around the circumference of the buoy which is at least three inches in width and centered midway between the top of the buoy and the water line. A mooring buoy which is placed within an area other than an area designated by the Wildlife Commission as an anchoring or mooring area must display a quick flashing white light between sunset and sunrise. If a vessel is moored to such a buoy, the vessel—not the buoy—must display a white light visible in all directions between sunset and sunrise.
12. [DRAFTER: Use for buoys] A mooring registration tag issued by the Tahoe Regional Planning Agency shall be affixed and visible on the authorized buoy(s) at all times.
13. [DRAFTER: Use for buoys and/or piers and/or breakwaters] The Permittee shall not deny the general public access to the waters of Lake Tahoe in, under, and around the mooring buoys or pier or rock breakwater or other structures for fishing or other recreational uses.
14. [DRAFTER: Use for buoys and/or piers and/or breakwaters] No rocks or other material may be moved or relocated at or around the buoys and/or pier and/or breakwater.
15. [DRAFTER: Use for buoys and/or piers and/or breakwaters] The permitted ONE (1) [or] TWO (2) single, residential-use mooring buoys and ONE (1) single, residential-use pier and rock breakwater in Lake Tahoe below elevation 6,223.0 feet must be maintained in good repair at all times.
16. [DRAFTER: Use for piers and/or breakwaters] If maintenance requires use of mechanized equipment within the lake to replace or restore rocks or other material around the pier or breakwater, the Permittee must contact the State Land Registrar and secure any necessary permits or authorizations prior to commencement.
17. [DRAFTER: Use for buoys and/or piers and/or breakwaters] The Permittee understands and agrees that a permit from the State Land Registrar is required prior to commencement of any relocation, modification, expansion, re-build or replacement of the mooring buoys and/or pier and/or breakwater as approved under this Permit.

18. The Division of State Lands and the State Land Registrar are required by NRS 322.120 to assess an annual use fee for this permit. Pursuant to the fee schedule established under NAC 322.195, the fee for this permit for [DRAFTER: List the number and type of all permitted structures below elevation 6,223.0 feet] in Lake Tahoe below elevation 6223.0 feet is \$XXX. The fee is payable on or before MONTH, DAY every year. Should NAC 322.195 be amended or updated, the Division of State Lands and the State Land Registrar reserve the right to adjust the permit fees accordingly.

ANNUAL FEE SCHEDULE - Effective Date 7/1/2021

Commercial Mooring Buoy	\$350
Any Other Use Mooring Buoy	\$250
Commercial Pier	\$1,500
Single, Residential Use Residential Pier	\$750
Multiple Use Residential Pier	\$750
Any Other Use Pier	\$750

At this time there is no annual fee associated with rock breakwaters in Lake Tahoe below elevation 6,223.0 feet.

19. The [DRAFTER: List the number and type of all permitted structures] authorized under this Permit will conform with the placement depicted on the Final Site Plans approved on [Drafter: fully write out the MONTH, DAY, YEAR] and on file in the office of the Division of State Lands and which are incorporated hereto and hereby included in this Permit.
20. This navigable water permit has a TEN (10) year term and will expire and become void on [Drafter: fully write out the MONTH, DAY, YEAR], unless renewed. Should the Permittee desire to continue utilizing the structures placed upon state land beyond this expiration date, the Permittee must apply for renewal and submit the required application fee to the State Land Registrar at least 90 days prior to the expiration date.
21. This permit replaces permit number XXXX, which authorized [DRAFTER: List the number and type of all structures identified in the previous NDSL permit], and was in effect from [Month, Day, Year] until [Month, Day, Year].
22. Failure to comply with any provision of this Permit or NAC 322 may result in revocation. Upon revocation, the Permittee must immediately remove all permitted structures identified herein.
23. Best Management Practices (BMPs) shall be applied and precautions shall be taken to prevent and control releases of: debris, sediment, any transport of sediments, and to prevent and control turbidity in the Lake during the permitted activities. BMPs applicable to buoy installations and relocations shall be utilized at the permitted areas in accordance with plans submitted to and approved by NDSL.
24. Disturbance to the lake bed shall be kept to a minimum.
25. There shall be no discharge of substances that would cause a violation of water quality standards of Lake Tahoe or the State of Nevada.

26. Any heavy equipment (barge, crane, etc.) to be used in the lake and shorezone areas must be steam cleaned at least once before working in Lake Tahoe or adjacent areas. All equipment shall be cleaned to ensure no contamination of invasive species (i.e. quagga mussels). All equipment shall be inspected for leaks daily prior to use. All leaks shall be repaired immediately. All equipment fueling and storage of fuels shall be conducted offsite and at least 200 feet away from the Lake.
27. If a visible sediment plume or hydrocarbon sheen results from permitted activities, work shall cease and NDSL shall be notified as soon as possible of any release. All hydrocarbon sheens or releases shall be reported to the Nevada Division of Environmental Protection Spill Reporting Hotline within 24 hours of occurrence at 1-888-331-6337.