

ADDENDUM
Tahoe Regional Planning Agency (TRPA)
BEST MANAGEMENT PRACTICES (BMP) DISCLOSURE

Street Address: _____ City: _____ State: _____ Zip Code: _____
Assessors Parcel Number: _____ - _____ - _____
Priority Watershed Number (i.e., # 1, 2, or 3): _____

SINGLE FAMILY RESIDENCES and COMMERCIAL STRUCTURES:

? A) The property has a BMP Certificate of Completion, dated _____.
As of the date of the Certificate, the subject property demonstrated compliance with the Best Management Practices ordinance.

? B) The property does not have BMPs installed or the BMP status of the property has not been determined. Note: All developed properties under the jurisdiction of the Tahoe Regional Planning Agency (TRPA) are required to complete installation of appropriate BMPs with the timeframes set forth for each Priority Watershed area. The Priority Watershed in which this property resides can be determined by telephoning TRPA at (775) 588-4547, extension 202.

CONDOMINIUMS and PLANNED UNIT DEVELOPMENTS:

? A) The project has received a BMP Certificate of Compliance. As of the date of the Certificate, the project demonstrated compliance with the Best Management Practices ordinance.

? B) The project does not have a BMP Certificate of Compliance. Buyer acknowledges that the installation of BMPs may result in a future Homeowner's Association assessment that will be the responsibility of the Buyer.

The Buyer understands that the Tahoe Regional Planning Agency Compact, Article IV(I) contains provisions for substantial penalties, up to \$5,000.00 per day, if appropriate BMPs are not installed on a developed property within the timeframes set forth for each different Priority Watershed area.

The undersigned Buyer and Seller acknowledge the following:

- A. The TRPA or other agencies conducting site evaluations (NTCD, NRCS, TRCD) may not be able to make BMP inspections due to snow cover.
- B. Real Estate Agents and Brokers are not experts regarding the rules and regulations of the TRPA, including BMPs, and shall be held harmless regarding BMP requirements and the specific costs associated with the installation of BMPs.
- C. Buyer has received TRPA pamphlet entitled: ***"A Property Owner's Guide to Improving Water Quality"*** and, or ***"Saving Lake Tahoe in Your Back Yard."*** Receipt of either pamphlet shall be deemed adequate action in regard to the disclosure requirements, with no further or additional information or materials to be provided.
- D. A copy of this Addendum will be sent via Certified Mail by the Buyer to TRPA's Erosion Control Team, either at Post Office Box 973, Zephyr Cove, NV 89448, or by fax to (775) 588-4527.

Buyer _____
Date _____

Buyer _____
Date _____

Seller _____
Date _____

Seller _____
Date _____