

ADDENDUM

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

Property Address: _____ City: _____ State: _____ Zip Code: _____

Assessor's Parcel Number: _____ Priority Watershed Number (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 has a Source Control Certificate, dated _____. Due to difficult site conditions, full BMP compliance is not possible at this time. Property is in substantial conformance. In the future, additional BMP's may be required.
- C) The property does not have BMPs installed or the BMP status of the property has not been determined.

CONDOMINIUMS and PLANNED UNIT DEVELOPMENTS:

- A) The property and common area have 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 and common area have a Source Control Certificate, dated _____. Due to difficult site conditions, full BMP compliance is not possible at this time. Property is in substantial conformance. In the future, additional BMP's may be required.
- C) The property does not have BMPs installed or the BMP status of the property has not been determined. Buyer acknowledges that the installation of BMPs may result in a future Homeowner's Association assessment that will be the responsibility of the Buyer.

Note: All developed properties under the jurisdiction of the Tahoe Regional Planning Agency (TRPA) were required to complete installation of appropriate BMPs within the timeframes set forth for each Priority Watershed area. All compliance deadlines have passed as of October 15, 2008.

The Buyer understands that the Tahoe Regional Planning Agency Compact, Article IV(I) contains provisions for substantial penalties, if appropriate BMPs are currently not installed on a developed property.

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 titled **"Saving Lake Tahoe in Your Backyard."** Receipt of this pamphlet shall be deemed adequate action in regard to the disclosure requirements, with no additional information or materials to be provided.
- D. A copy of this Addendum will be sent by the Buyer to TRPA's Erosion Control Team, either at P.O. Box 5310, Stateline, NV, 89449, or by fax to (775) 588-4527.

Buyer _____

Buyer _____

Date _____

Date _____

Seller _____

Seller _____

Date _____

Date _____