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HOURS
Mon. Wed. Thurs. Fri
9 am-12 pm/1 pm-4 pm
Closed Tuesday

New Applications Until 3:00 pm

WOOD HEATER STATEMENT OF COMPLIANCE

Wood stoves and fireplaces are of particular concern in the Lake Tahoe Basin. Wintertime inversion layers, or temperature barriers, prevent wood smoke from leaving the Basin. These inversion layers trap smoke close the ground resulting in elevated pollution levels, poor visibility and even contribute to the decline in the famed clarity of our Lake Tahoe.

Although the smoke from one wood stove or fireplace may seem minor, added together these stoves and fireplaces discharge tons of dangerous particulate matter, carbon monoxide and a family of cancer-causing chemicals known as polycyclic organic matter into the air each year. For this reason, the TRPA enacted a "Wood Heater Retrofit Program" to enforce the replacement of older wood heaters and unnecessary fireplaces with cleaner-burning alternatives. This program is similar to those adopted by agencies in such cities as Truckee, Mammoth Lakes, Telluride, Aspen, Reno and many other cities across the United States. The TRPA's program requires that all existing wood heaters, excluding legally existing open fireplaces, comply with emission standards prior to any sale, transfer or conveyance of any building. These standards can be found in subsection 91.3.B of the TRPA Code of Ordinances. For a complete description of TRPA's wood heater regulations, please visit our website www.trpa.org and look under "Homeowner Info".

Compliance with the program must be evidenced by a statement form the seller made under penalty of perjury. This statement will be made on a form provided by the TRPA to all licensed real estate agents in working in Lake Tahoe. No other forms will be accepted. This form will require the property owner to state either that: (1) the structure does not contain any existing wood heaters or: (2) that all existing wood heaters in the building, excluding legally existing, open fireplaces that are not primary heat sources, conform to the applicable emission standards (open fireplaces with closed-system inserts must meet emission requirements). The statement must be submitted to TRPA prior to the sale, transfer, or conveyance of any building and a copy provided to the new owner prior to the close of escrow. This statement is required for all subsequent sales, transfers, or conveyance of the property. Failure to file this document or to comply with all applicable requirements may result in penalties of up to \$5,000 per day, pursuant to Article VI (I) of the Tahoe Regional Planning Agency Compact.

The TRPA wood heater retrofit statement of compliance form and approved wood heater list can be obtained at our offices or on our website www.trpa.org and look under "Homeowner Info".

2013 Update

The TRPA Code of Ordinances was amended to add an exemption to the wood stove disclosure requirements for real property transfers such as Trusts and Limited Liability Corporations and for any structure where wood stoves were replaced in conformance with the Wood Heater Retrofit Program that started January 1, 1993.

Buyer_____

seller_____

Buyer_____

seller_____