

What you need to know about BMP's - Better Management Practices

Installing BMP's on all improved properties in the Lake Tahoe Basin, Residential and Commercial, has been a universal requirement for a number of years. It is simply part of the construction process for new development; for existing development, the retrofit program was divided up into three priorities, based upon the needs of that watershed and so forth. The trigger for BMP compliance on existing improved properties was staggered or staged based upon priority, with worst first. Priority One watersheds were brought into play a few years ago, Priority Two watersheds were put into play recently, and Priority Three watersheds are coming into play in the near future. Due to the vast number of properties involved in this program, and the different trigger points for mandated compliance, confusion and misunderstandings have emerged.

Myth: BMP's need to be installed before property can transfer ownership.

Fact: "Current regulations require that BMP status of the property be disclosed by the seller to the buyer before property can transfer ownership, with a copy of the disclosure form forwarded to TRPA's Erosion Control Team."