Governing Agencies in Incline Village / Crystal Bay

COMPARISON	WASHOE COUNTY	IVGID	TRPA
Agency Type	A broad, general-purpose county government providing countywide functions and municipal-type services in unincorporated areas.	A limited-purpose general improvement district that provides water, sewer, trash, and recreation services.	A bi-state regional planning and environmental regulatory agency for the Lake Tahoe Region.
How It's Governed	Five County Commissioners, elected by their district to four-year terms. The BCC adopts County policy, ordinances and resolutions.	Five elected Trustees serving four-year terms. The Board sets District policy and strategy within IVGID's authorized purposes.	A 15-member Governing Board: seven members from Nevada, seven from California, plus one non-voting Presidential appointee.
Geographic scope	Washoe County; municipal-type services are provided in unincorporated areas, including Incline Village/Crystal Bay.	Incline Village and Crystal Bay.	Lake Tahoe Region across portions of Nevada and California.
Core role	Provides broad county-level governmental functions and, in unincorporated areas, services such as law enforcement, roads, planning/building, business licensing and code enforcement.	Provides four core services: water, sewer, trash, and recreation.	Adopts and enforces the Regional Plan and environmental standards; also serves as the Tahoe Metropolitan Planning Organization (TMPO) for regional transportation planning.

Service Responsibility in Incline Village / Crystal Bay

SERVICE / FUNCTION	WASHOE COUNTY	IVGID	TRPA	NOTES
Law Enforcement	PRIMARY			Washoe County Sheriff's Office has primary law-enforcement responsibility for Incline Village/Crystal Bay and operates the Incline substation.
Court Services	LOCAL JUSTICE COURT			The Incline Village-Crystal Bay Justice Court serves the township. It is part of Nevada's judicial branch; Washoe County funds its budget but does not govern the court.
Road Maintenance / Snow Removal	PRIMARY FOR COUNTY ROADS			Washoe County maintains and plows County roads in Incline/Crystal Bay. State highways, including SR 28 and Mt. Rose Highway (SR 431), are NDOT responsibility; specific interlocal arrangements can create exceptions.
Land-Use Planning / Zoning	LOCAL LAND-USE AUTHORITY		REGIONAL LAND-USE AUTHORITY	Washoe County administers local zoning through the Tahoe Area Plan. The plan also operates within TRPA's Regional Plan framework and must conform to TRPA requirements.
Building Permits / Inspections	PRIMARY	UTILITY PLAN REVIEW / INSPECTIONS	SEPARATE TRPA REVIEW MAY APPLY	Washoe County handles building permits and inspections. IVGID reviews plans and inspects water, wastewater, and related utility construction for compliance with District standards, including cross-connection requirements. Separate TRPA review or permitting may also apply. Also reviewed by North Lake Tahoe Fire Protection District (NTFPD)

Service Responsibility in Incline Village / Crystal Bay (Cont.)

SERVICE / FUNCTION	WASHOE COUNTY	IVGID	TRPA	NOTES
Business Licensing / Code Enforcement	PRIMARY		TRPA ENFORCES ITS OWN CODE	Washoe County administers business licensing and County code enforcement in unincorporated Washoe. TRPA separately enforces the Regional Plan/Code within the Tahoe Region. Also reviewed by North Lake Tahoe Fire Protection District (NTFPD)
Water Service		PRIMARY		IVGID provides community water service and sets related rates, rules, and requirements.
Sewer Service		PRIMARY		IVGID provides sewer service and sets related rates, rules, and requirements.
Trash / Solid Waste		PRIMARY		Trash/solid-waste service is one of IVGID's four chartered functions; IVGID regulates collection, removal, and disposal within the District.
Community Recreation Facilities		PRIMARY		Amenities include beaches, parks, golf courses, Diamond Peak, the Recreation Center, and Tennis & Pickleball Center. Access rules vary by facility.
Regional Environmental Standards			PRIMARY	TRPA establishes and enforces basin-wide environmental thresholds and Regional Plan/Code requirements governing development and environmental protection.

Service Responsibility in Incline Village / Crystal Bay (Cont.)

SERVICE / FUNCTION	WASHOE COUNTY	IVGID	TRPA	NOTES
Regional Transportation Planning	PARTNER AGENCY		PRIMARY	TRPA serves as the Tahoe Metropolitan Planning Organization (TMPO) for regional transportation planning and federal programming. The separate Tahoe Transportation District (TTD) provides transit and implementation functions; Washoe County participates as a local partner.
Elections	PRIMARY			Washoe County Registrar of Voters administers elections and voter registration for the County, including Incline Village/Crystal Bay, under state and federal election law.
Records, Property Records, Assessment, and Taxes	PRIMARY			Property records, assessment, and tax administration are County-level functions, handled by independently elected County offices.
Animal Services	PRIMARY			Washoe County Regional Animal Services handles domestic-animal concerns. Most wildlife calls go to the Nevada Department of Wildlife (NDOW); Animal Services may assist at a wildlife agency's request.
Emergency Management / Evacuations	PRIMARY COORDINATOR			Washoe County Emergency Management coordinates preparedness, alerts, and evacuation planning. Incident response is multi-agency, including the Sheriff's Office, fire agencies, transportation agencies, and other partners.

* Other public entities also serve Incline Village/Crystal Bay. North Lake Tahoe Fire Protection District (NLTFPD) provides fire/EMS; Washoe County School District (WCSD) provides K–12 schools; and Northern Nevada Public Health (NNPH) provides public-health services. These entities are separate from Washoe County, IVGID, and TRPA for governance purposes.

When Jurisdictions Overlap

Authority is not a single chain of command. Washoe County, IVGID, and TRPA each control different functions, and one issue may require separate action or approval from more than one agency. The examples below show how those responsibilities can intersect.

A homeowner wants to add a large deck, requiring grading and removal of trees	Washoe County reviews applicable zoning, grading, building permits, and inspections. TRPA may require separate review under the Regional Plan/Code, including tree-removal or land-coverage requirements. IVGID may review water/sewer service or utility impacts.
A water main breaks beneath a County road	IVGID repairs its water infrastructure. Because the work affects a County road/right-of-way, Washoe County may also require coordination and road restoration.
A major snowstorm followed by snowmelt	Washoe County plows County-maintained roads and manages stormwater infrastructure within its roads and drainage easements. IVGID manages stormwater infrastructure within its own roads and drainage easements. TRPA sets regional water-quality standards for runoff and stormwater in the Tahoe Basin.

Note: This guide is a simplified educational reference. Responsibilities and approval requirements can vary by property, roadway, project, ownership, interlocal agreement, or state/federal authority. For a specific property or project, confirm requirements with the applicable agencies.