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September 18, 2026

Sent via: USPS, Electronic mail, etc.

File Ref.: W 27088

To all Lessees and owners of improvements extending over or onto State-owned sovereign waterways of Lake Tahoe and Donner Lake, and interested parties:

Subject: 2026 Category 1 and Category 2 – Lake Tahoe Benchmark rental rates, El Dorado, Placer, and Nevada counties

The purpose of this letter is to advise you of the updated 2026 Category 1 and Category 2 – Lake Tahoe Benchmark rental rates, by the California State Lands Commission (Commission), which is tentatively scheduled for consideration at the Commission's October 21, 2026 public meeting. This proposal may affect future rent or other compensation as part of a lease with the Commission for the occupation and use of State-owned land. For the Category 1 Lake Tahoe Berths Benchmark, the proposed rent per square foot of the water-dependent recreational facilities encroachment would be \$0.976 per square foot, or \$0.162 higher than the current rate of \$0.814 per square foot. For the Category 1 Lake Tahoe Buoys Benchmark, the proposed rent of the water-dependent recreational facilities encroachment would be \$565 per buoy, or \$292 higher than the current rate of \$273 per square foot. For the newly created Category 1 Lake Tahoe Temporary / Secondary Submerged Mooring Anchors Benchmark, the proposed rent of the water-dependent recreational facilities encroachment would be \$28.25 per anchor. For the Category 2 Lake Tahoe Benchmark, the proposed rent per square foot of the non-water-dependent use area encroachments would be \$23.85 per square foot, or \$10.80 higher than the current rate of \$13.05 per square foot. The proposed draft Category 1 and Category 2 Lake Tahoe benchmarks report will be posted on our website at www.slc.ca.gov/leases-permits/benchmarks/.

Benchmarks are used to establish uniform rental rates in specific geographic areas with large concentrations of similar facilities, mostly private recreational improvements. These benchmarks are generally updated every five years. Category 1 benchmarks are applied to water-dependent encroachments (e.g., docks, piers, and buoys). While Category 2 benchmarks are applied to cantilevered decks, sundecks, or other non-water-dependent encroachments. These proposals will not impact on any leases

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immediately. These proposals could impact on rental amounts on new leases or current leases subject to rental modification in conformance with general lease provisions in some leases.

At any time prior to the Commission meeting, you may contact our office with questions, provide input for staff to consider for the benchmark rental rate proposal, or to request a hard copy of the proposed benchmark. Please contact Chaun Wong, Property Appraiser, at Chaun.Wong@slc.ca.gov or at 916.574.2006.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bugsch', with a stylized flourish at the end.

Brian Bugsch, Chief
Land Management Division