



Homeowner Guide to Licensing and Permitting Improvements on the Lake Tapps Reservoir

Are you planning on expanding or replacing your dock? Installing a boatlift? Repairing your bulkhead? These types of improvements require permission from Cascade Water Alliance (Cascade) and may also require permits or approvals from other agencies.

LICENSE FROM CASCADE

Cascade owns the reservoir lakebed and shoreline up to the 545-foot contour line (as a reference, note that the typical summer recreation level of the reservoir is 541.5 to 543'). A license is required from Cascade to modify an existing improvement or establish a new improvement on Cascade's property, including bulkheads, docks, boat lifts, boat ramps, and boat houses. For more information about obtaining a license, visit: <https://cascadewater.org/lake-tapps/licenses-permits>.

PERMITTING FROM OTHER AGENCIES

Projects in and around the reservoir may require permits or approvals from several local, state, and federal agencies. Cascade requires, as a condition of your license, that you obtain all permits or other approvals that apply to your project.

The information below is provided only as a starting point. Permitting requirements vary by project and may change. Contact each agency directly to determine which permits or approvals apply to your project.

- **Local - Pierce County or Bonney Lake:** Start your permitting process with your local jurisdiction. Depending on the location of your property, this will be the City of Bonney Lake, or in unincorporated areas, Pierce County. Depending on your project, permits or reviews may include, for example, a Shoreline Substantial Development Permit or Shoreline Exemption, a Building Permit, Grading and Filling, Land Clearing, and State Environmental Policy Act (SEPA) review.
 - Bonney Lake Permit Center: <https://www.bonneylake.gov/260/Permit-Center>
 - Pierce County Development Center: <https://www.co.pierce.wa.us/903/Apply-for-a-Permit>
- **State - Washington Department of Fish and Wildlife (WDFW):** Some projects in or near Lake Tapps may require approval from the Washington Department of Fish and Wildlife (WDFW), including a Hydraulic Project Approval (HPA). Contact WDFW to determine whether an HPA is required for your project: <https://wdfw.wa.gov/licenses/environmental/hpa>
- **Federal - Army Corps of Engineers (Corps):** Some projects in or near Lake Tapps, including projects involving placement of fill material, may require authorization from the U.S. Army Corps of Engineers (Corps). Contact the Corps to determine whether authorization is required for your project. Information about Corps permitting and application procedures is available at <https://www.nws.usace.army.mil/Missions/Civil-Works/Regulatory/Contact-Us/Pierce-County/>