

Length-of-Stay Requirements
for
Campgrounds
on
TVA Land



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Introduction

TVA provides for camping opportunities on its public lands through land agreements to commercial and public operators. It is TVA's intention to allow operators flexibility in their business operations while ensuring that the campgrounds are not used for residential purposes.

These length-of-stay requirements apply only to operations on TVA land.

Length-of-Stay Limitations for Commercial and Public Campgrounds Using TVA Property

Campgrounds must be closed and all campsites completely vacated for 14 consecutive days per 12-month period. Camping units can be stored onsite at a parking lot or an open field during this closure period. TVA must have the opportunity to inspect the campground for compliance during this closure period. The 14-day period cannot be December 20 through January 4 unless approved by TVA. A waiting list, lottery system, combination of both, or other TVA-approved method must be utilized to allocate seasonal campsites when the campground reopens after closure.

Short-Term Sites

Short-term sites (stays of 21 days or less) must be at least 5% of the total number of sites at commercial campgrounds (i.e., 5% x 80 total sites = 4; therefore, the minimum number of short-term sites is 4). For campgrounds under recreation agreements to public entities, the short-term sites must be 25% of the total number of sites.

After a camping unit or individual(s) has occupied a short-term site for a maximum of 21 days and if the owner(s) or individual(s) desires to continue camping at the respective campground, the camping unit and individual(s) must either (1) move to an available seasonal site or (2) move to a different short-term site. Individuals cannot make reservations or be on a waiting list for another short-term recreation site as long as they are currently occupying a short-term site. Occupying a campsite means that the individual's camping unit is positioned on a campsite. The intent is to allow camping units on a short-term site to move to a different site if there are sites available on the 21st day rather than requiring the camper to leave the campground.

Seasonal Sites

Seasonal sites (stays of up to 11½ months) shall be limited to 95% of the total number of sites at commercial campgrounds (i.e., 95% x 60 total campsites = 57 sites). For campgrounds under recreation agreements to public entities, the seasonal sites are limited to 75% of the total number of sites.

Seasonal sites shall be rented based upon a well-defined and written procedure for executing a waiting list, lottery, combination of the two, or similar method approved by TVA where each member of the public has an opportunity to rent a campsite. Once all campsites are rented, a waiting list shall be kept to fill campsites when they become vacant. The procedure for renting seasonal sites shall be provided to the public by posting on a public bulletin board, on the campground website, or in a local news publication. Copies of the procedure must be provided to renters and the public on demand. If using a lottery, a lottery entry card should be used, and the camping unit identification number or description (for example, RV vehicle identification number (VIN)/tag number, tent brand, size, or color) and individual's name shall be used as the

basis for entry rather than only one or the other. Only one lottery card per group (all individuals planning to stay at campsite) and camping unit per lottery drawing is allowed. The operator should keep sufficient records to document compliance and prevent individuals from taking unfair advantage of the selection system. The operator should take sufficient measures to prevent abuse and to ensure all members of the camping public have an opportunity to rent campsites. Current campers cannot be placed on any waiting list until they completely vacate the campsite. Campsites are not transferrable by campers. If an individual/camping unit gives up a campsite or sells their camping unit, then the next entry on the waiting list is to be offered the subject campsite.

If a camping unit sells while at a campsite, the camping unit must be moved from that site. If there is a waiting list, then the next person on the list is eligible for the site. If there are other open sites in the campground, the sold camping unit can occupy one of those sites. The campground operator controls the use of the campsite and not the campsite user.

Residential Use Prohibited

The campground operator shall monitor use of campsites, keep records, and ensure the campground use is recreational in nature and not residential. The following, without limitation, are considered evidence of residential use:

1. delivery of mail to individual campers or campsites
2. private mail boxes
3. boarding of city/county school buses
4. ownership of wooden decks and landings other than those owned by the operator
5. use of liquid propane tanks greater than 50 gallons in size and not an integral manufactured component of a camping unit
6. use of campground address for such things as drivers license or voter registration
7. occupying the same campsite for more than 11½ months in any 12-month consecutive period (unless by exception and approved in writing by TVA)
8. similar type uses

The operator is responsible for preventing residential use. Residential use will be grounds for termination of the agreement.

Evacuation Plan

The operator shall develop and submit an evacuation plan to the local Emergency Management Agency and provide a copy of such plan to TVA (address provided in agreement). The evacuation plan should cover flooding, fires, inclement weather, and other types of emergencies. The plan should also cover all campsites on TVA land, including those above the Flood Risk Profile or 500-Year Flood elevation. All power installations must have a cutoff switch located above the Flood Risk Profile or 500-Year Flood elevation. The campground operator is responsible for monitoring weather reports, the TVA website, local Emergency Management Agency information, and other sources of information during potential emergency situations, including flood events. The operator is responsible for having access to equipment and capability to remove all camping units below the Flood Risk Profile or 500-Year Flood elevation within a 24-hour period and ensuring all camping units remain truly mobile and ready for highway use. This means the camping unit is on its wheels or jacking system, is attached to the site only by quick disconnect-type utilities and security devices, and has no permanently attached additions, connections, foundations, porches, or similar structures. The operator shall

not leave any camping units below the Flood Risk Profile or 500-Year Flood elevation unattended for more than 24 hours at a time from November 1 to March 31.

Roofs, Decks, Porches, Fences, and Landings

Roofs over camping units of any type (wooden, metal, other) are not allowed.

Concrete landings adjacent to the campsites, with maximum dimensions 14 feet x 24 feet, owned by the operator are allowable with prior written approval by TVA. Concrete landings are preferable to wooden landings or decks. TVA will also review requests for combination concrete pads (where camping unit is parked) and landing (area adjacent to unit) of any size.

Wooden decks or landings, no greater than 14 feet x 24 feet, owned by the operator are allowable with prior written approval by TVA and should be constructed for individual campsites to meet the topographical conditions. Railings shall not be more than 36-inches high. The floor height of the deck should be no higher than 24 inches on the lower end and as needed on the high end due to topography.

All pads, decks, and landings must be approved by TVA before construction.

Package canopies/covers, which can be set up and taken down quickly (typically carried by hand and assembled/disassembled in 20 minutes or less), are allowed on the decks or landings as sun shields.

Equipment sheds owned by individual campers are not allowed. The operator may provide storage units or spaces at common locations if permitted in advance by TVA. No appliances intended for indoor use are to be located outside the camping units. Satellite dishes may be attached to campers, free standing, or temporarily attached to the deck. Satellite dishes may not be attached to trees.

Fences are not allowed.

Annual Operating Plan

By March 16 of each year, the campground operator shall submit to TVA an Annual Operating Plan. The Plan shall include:

1. an accurate map of the campground identifying the campsites and associated facilities (boat ramps, playgrounds, dump stations, etc.)
2. a chart listing which sites are short-term sites and which are seasonal sites
3. a price list (to include all services)
4. how reservoir elevation information will be monitored during flood events (TVA website, visual observation, etc.)
5. a description of how camping units below the Flood Risk Profile/500-Year Flood elevation would be removed within 24 hours during a flood event
6. name and address of local Emergency Management Agency (EMA) Director and Power Distributor and written paragraph acknowledging date and time that the operator communicated evacuation plan to the EMA
7. names, addresses, and phone numbers of principal employees/contractors and their responsibilities

8. dates of camping season and hours of operation, including any period the campground will be closed and dates power and water would be shut off and returned to service
9. available information regarding respective campsites and occupancy rates for the previous calendar year
10. signed statement indicating compliance with restrictions against residential use
11. written report of the operator's personal compliance inspection of campground for previous calendar year
12. a copy of the campground evacuation plan including any revisions
13. other items the operator desires to provide or as requested by TVA

Documentation

If requested by TVA, the operator must provide copies of waiting lists, current occupants, lottery results, registration information, current and former reservation lists, and other camper occupancy and application information within 7 days.

Questions and Answers

What is a camping unit? Motor home, recreational vehicle, tent, or any type of equipment intended to allow the camper to use the campsite.

What is a campsite? A campsite is the individual location for a camping unit. For example, a campground may have 50 campsites. "Campground" refers to the overall grounds and facility, whereas "campsite" refers to the individual locations where camping units are located.

Can all camping units be expected to fit any campsite? No, the operator must determine what size campers can be accommodated by each campsite and consider this in renting the campsites.

How does the waiting list/annual lottery/reservation system list work? The campground operator has choices and may submit other methods that TVA may approve. The goal is to prevent residential use and provide all members of public opportunities to camp. A waiting list can be used exclusively as long as prospective campers may add their names to the list at any time and as long as the waiting list is consistently maintained (note that current camping units/campers cannot be on the waiting list and campsites are not transferrable/sellable). If the campground uses a lottery at the beginning of the camping season or at other intervals, the operator must advertise (by newspaper, website, radio, signs, and/or other methods) the lottery for the campground for a specific date and time. All those interested may attend and submit a lottery entry card identifying the camping unit (RV VIN/tag number, tent brand, size, color, other information) and the names of the individuals who are planning to stay at the campsite. Cards shall be drawn randomly from a box. The individual associated with the first card drawn may select the site desired, and additional cards are drawn until all sites are selected. If there are more cards than sites, those excess cards (individuals) may be put on a waiting list. The drawing of cards continues in order to set the priority of the waiting list. The waiting list can then be carried over to the next camping season, and those on the waiting list would be able to select sites before any lottery process begins. Individuals cannot register multiple camping units and cannot be on a waiting list while they are occupying a site at that campground. A waiting list can be used, but is not required as long as a lottery-type system is used which gives all interested parties an equal chance to rent campsites.

Can the operator charge a fee to put interested campers on the waiting list or for reservations? Yes, operators can require a deposit and require a certain length-of-stay in order to be added to and to remain on the waiting list or for reservations. The payment and length-of-stay requirements must be the same for all campers and potential campers.

Can the operator require a minimum stay? Yes, operators can require a minimum length of stay in order to be on the waiting list for seasonal sites for all campers and potential campers. The requirements must be the same for all members of the public.

Can one spouse register a tent and another a recreational vehicle to increase their chances in the lottery? No, if the two spouses intend to use the same camping unit. The operator should use the lottery entry cards to identify the individuals and camping units to help ensure a fair process for all those interested in camping.

Can a camper currently using a seasonal site add their name to the waiting list? No, once the camper vacates the campsite, he/she can be added immediately to the waiting list if the campground uses that method.

Can a camper currently using a short-term site add their name to the waiting list? Yes, an occupant of a short-term site can be on the waiting list for a seasonal site if the campground uses a waiting list. If there are available sites AND no one is on the waiting list, the camper on the short-term site can immediately relocate to the open seasonal site. Occupants of short-term sites cannot be on a waiting list for another short-term site.

Will a camper get to stay next year on the seasonal campsite they currently occupy? It depends on several factors, but it is possible. At the end of the camping season (11½ month maximum) for seasonal campsites, campers will be required to vacate the current campsite for 14 consecutive days. A waiting list, lottery system, a combination of these, or other system approved by TVA must be used to assign campsites for the new camping season after the 14-day closure. Depending upon the number of individuals seeking seasonal sites for the new season, a camper's position in the lottery (if that method is used), and which campsites those campers ahead chose, it is possible for a camper to return to the same site. This will depend upon the demand for sites and other factors. As an example, for campgrounds with 40 seasonal campsites and only 22 individuals registered for the lottery and none on the waiting list, each of the 22 individuals would select their site based upon their order in the lottery. The balance of 18 campsites would likely be filled on first-come, first-served basis. The operator will manage the details of this process as there are many options. The process will be written and defined by the operator.

Can a camper be guaranteed a seasonal campsite? No, if there are fewer campsites than individuals seeking an opportunity to camp on a seasonal site, then some of those individuals will not receive a seasonal site. TVA provides a list of campgrounds and other recreation facilities by reservoir on the TVA website to assist recreationists in finding recreation opportunities.

Does the camping unit have to leave the campground during the required 14-day campground closure or if the camper has reached the maximum stay on a particular campsite and no other site is available? No, the camping unit can remain onsite at a location designated by the operator. This might be a parking lot or open field. However, the camping unit must be mobile and highway ready at all times. Non-functioning camping units must be

removed from the campground. Operators may offer a fee service to move camping units off and back on campsites before and after the 14-day required closure period.

Do I have to prepare an evacuation plan? Yes, operators must communicate with their local Emergency Management Agency and develop an evacuation plan for the campground in the event of emergency situations, including flooding. The evacuation plan is not approved by TVA, but TVA requires evidence that the plan was provided to the local Emergency Management Agency. This documentation is provided in the Annual Operating Plan. It is the operator's responsibility to implement the evacuation plan during emergencies. It is also the operator's responsibility to remove camping units and associated equipment and materials below certain elevations during flood events.

Does TVA set the rates for camping? No, each operator sets their own rates.

Why can individual campers not have roofs, decks, and porches? Permanent roofs, decks, and porches sometimes facilitate residential-type use and encourage a sense of "ownership" of specific sites by individuals, making it difficult for TVA and the operator to promote opportunities for other members of the public. In addition, the more facilities an individual constructs at a particular campsite, the more difficult it is for them to move to another location. Having the operator own and control these facilities or having them be portable will allow their use as an amenity to the campsite. Decks (owned by the operator, not the individual camper) are considered an amenity like picnic tables, grills, and other features.

Can the operator move decks to another campsite? Yes, as approved by TVA.

Can a camper give the roof over a camper to the operator for use by the next camper? TVA will not permit roofs over campers whether installed by a camper or by the operator. These must be removed from the campground by December 31, 2012.

What happens to existing porches and decks? Decks can remain only if: 1) they are permitted to operator and 2) are less than 14' by 24' in size. Otherwise, they must be removed from campground by December 31, 2012. If the operator desires to keep specific decks, he/she will need to submit an application to TVA with drawings/measurements and campsite numbers by November 30, 2012. No wooden or other permanent covered roofs (porches) are allowed over the deck. Any fixed roofs over decks or campers must be removed by December 31, 2012.

Will all campsites have to be vacated annually? Yes, all campsites must be vacated at least once a year for 14 consecutive days. During this time, the operator should conduct an inspection, and it must also allow TVA an opportunity to inspect the campground. The operator will identify the 14-day closure period and communicate/coordinate it with TVA. The 14-day period cannot be December 20 through January 4 unless approved by TVA. TVA will work with operators to stagger the 14-day closure periods, generally throughout the winter months, so that all are not planned during the same time period.

Does the season have to revolve around a calendar year (January to December)? No, the camping season can revolve around any 12-month consecutive period—for example, from March 16 of one year to March 15 of the next year.

How do these new Length-of-Stay Requirements compare with existing agreements? Generally, the new requirements allow a greater number of seasonal sites (from 50% or 75% up to 95% for commercial operations) and a longer operating season (from 8 months to 11½

months). Just like the existing agreements, they continue to disallow roofs and porches and any type of residential use.

What will happen if roofs are not removed or “length-of-stay” provisions are not met?

TVA believes most or all operators will voluntarily comply with these requirements. However, TVA may seek to terminate an agreement if compliance is not achieved.

When do these requirements take effect? The new length-of-stay requirements take effect on January 1, 2013, for revocable license agreements. For easements and leases, the length of stay requirements will remain as written in each individual agreement until those easements and leases expire. Holders of easements and leases may apply to TVA to modify their length of stay requirements to be consistent with those presented here. Applicants would pay the administrative cost of such modification.