



# Idaho Lake Protection Act

## Single-Family Docks

An encroachment permit from the Idaho Department of Lands is required for all encroachments located on navigable lakes under the Lake Protection Act (Title 58, Chapter 13, Idaho Code). Single-family dock standards are found in IDAPA 20.03.04.



A **single-family dock** is a structure that provides non-commercial moorage to an owner of at least 25 feet of waterfront property.

**Line of navigability** is a line that identifies how far a dock may extend into a lake. It is typically established by the length of existing legally permitted encroachments.



**Littoral rights** are the rights of owners or lessees of land adjacent to navigable lakes which enable them to build or use aids to navigation.

**Littoral right lines** are lines that extend waterward from each property corner on the high water mark to the line of navigability.

## Single Family Dock Requirements

- No part of the dock may exceed 10 feet in width (excluding slip cut out).
- Total surface decking area waterward of the high water mark may not exceed 700 square feet.
- No portion of the dock may extend beyond the line of navigability.
- Docks should protrude as nearly as possible at a right angle to the general shoreline.
- Docks may not be located closer than 10 feet from adjacent littoral right lines without written consent from the adjacent littoral owner.
- Docks must be designed and installed to withstand normally anticipated weather conditions.
- Beaded foam, if used, must be completely encased and resistant to the entry of rodents.

## Boat and Jet Ski Lift Requirements

Single-family docks are allowed a single boat lift and two jet ski lifts, or two boat lifts. Additional lifts require that 50 percent of the footprint of the largest lifts be deducted from the 700 square foot surface area.

## Covered Slip Requirements

- May not have a temporary or permanent residential area.
- Colors should blend with the natural surroundings.
- May not be supported by extra piling.
- May not be constructed with a hard roof.
- Eaves may not extend beyond underlying dock.
- Fabric canopies with sides are discouraged, but if sides are to be installed, then:
  - Two feet of open space must be left between the bottom of the cover and the dock surface.
  - Canopy fabric must transmit at least 75 percent of natural light.



## Permitting Process

1. Applicant submits an application packet to the local IDL area office, which includes:
  - ☐ Joint Application Form\*
  - ☐ IDL Application Form\*
  - ☐ Supporting documents such as drawings, maps, etc.\*
  - ☐ \$425 application fee
2. IDL reviews application for completeness.
3. If a neighbor files written objection within 10 days, and an agreement cannot be reached, IDL will hold a formal administrative hearing.
4. If the proposed dock meets all standards, IDL issues a permit.
5. Permittee records the permit with the county recorder's office.
6. Permittee constructs the dock.
7. Permittee files a work completion report with IDL.
8. IDL inspects the dock to verify compliance with the permit terms and standards.

\*Forms and samples may be downloaded from IDL's [Encroachment Permits webpage](https://www.idl.idaho.gov/lakes-rivers/encroachments/).  
(<https://www.idl.idaho.gov/lakes-rivers/encroachments/>)

## Have a dock built prior to 1975?

Owners of docks constructed before 1975 and unmodified since 1974 may receive a permit by submitting documentation showing the age of the dock and documentation that the dock has not been modified since 1974.

## Buying or selling lake front property with a dock?

Contact IDL to assure the dock is compliant and the permit is in the name of the current owner. To assign a permit, submit an assignment form, proof of transfer of upland ownership, and \$300 processing fee. Please view the Buying or Selling Brochure for more information.

## Contact us

For more information, visit the [IDL Encroachments webpage](https://www.idl.idaho.gov/lakes-rivers/encroachments/).  
(<https://www.idl.idaho.gov/lakes-rivers/encroachments/>) Or scan the QR code.



Portions of Lake Pend Oreille and Bear Lake are considered navigable waters for the US Army Corps of Engineers (USACE) under Section 10 of the Rivers and Harbors Act. Docks on navigable lakes require a permit from the USACE. For a complete list of navigable waters and additional information regarding USACE permit requirements, please visit the [Walla Walla District Section 10 webpage](https://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/Section-10-Waters/).  
(<https://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/Section-10-Waters/>)