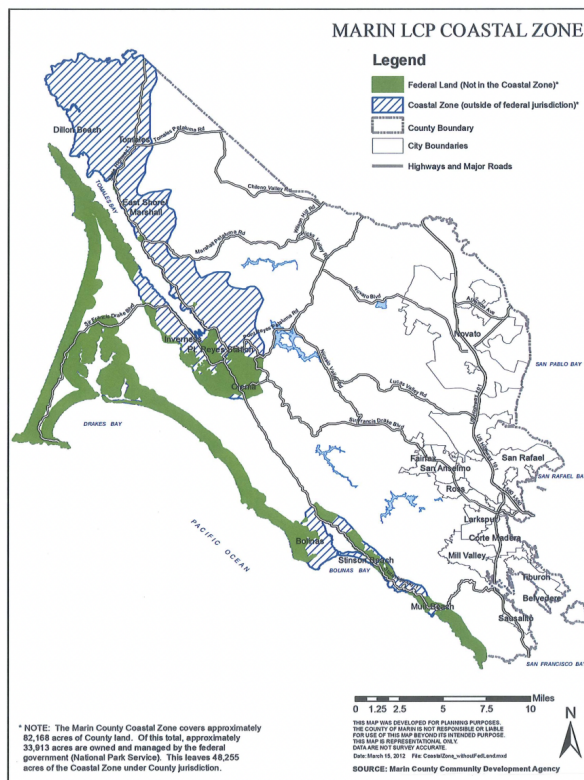


## About Land in Bolinas

In 1971, [The Bolinas Community Public District](#) declared a water shortage emergency condition, and a moratorium was established. To this day, this moratorium stands, and because of this, Bolinas can not develop beyond the number of water meters available from 1971. Though the moratorium has been contested, there was an 11-year lawsuit around it starting in the '80s. California State Court declared the moratorium justified, and so it remains to this day.

In addition to the BCPUD water moratorium, Bolinas is an unincorporated village overseen by [Marin County Development Agency](#). Bolinas is in the coastal zone subject to the [Local Coastal Program](#). Often vacant land for sale in Bolinas is unbuildable and uninhabitable. Zoning does not allow for camping which means no overnight and no off-grid habitation.



However, parcels in Bolinas often feature stunning coastal land with forested meadows that are habitats for local flora and fauna. There is something magical about owning a piece of Bolinas; these lots are an opportunity to be creative and imagine uses beyond building.

## What CAN I do with unbuildable land in Bolinas?

Please be sure to consult with the appropriate agencies. But here are some possibilities:

- Expand existing neighboring property.
- Be a steward of coastal land
- Cultivate a secret garden to picnic at after surf sessions.
- Create a dreamy lunch spot.
- Have a neighbor over for a glass of wine as the sun sets.
- Take up beekeeping.
- Make sun tea.
- Grow native drought-resistant plants.
- Practice permaculture.
- Build a colony of fairy houses (not tiny houses).
- Break out the paints, and take up en plein air
- And more!

Want to learn more about the history of vacant land in Bolinas? Below is the BCPUD's website and information on the water moratorium, along with the rare cases where a new water meter may be accepted. Here are some news articles regarding the controversy around the moratorium. Please note that Bolinas Real Estate is not involved in the establishment or governing of the water moratorium, zoning, or building codes. Neither does Bolinas Real Estate endorse or represent any of the information or opinions below.

### **BCPUD:**

[BCPUD Water Moratorium](#)

[THE PACIFIC LEGAL FOUNDATION VERSUS BCPUD](#)

### **News Articles:**

[Bolinas oceanfront parcel \\$3.9 million, no building](#)

[The Price for Building a Home in This Town: \\$300,000 Water Meter - The New York Times](#)