



LIVING SHORELINES

Living Shorelines provide alternatives to traditional armoring shoreline stabilization techniques such as bulkheads. Living shorelines incorporate substantial natural or nature-based features, potentially combined with hard structural components as approved by the Texas General Land Office, to provide shoreline protection and stabilization while maintaining shoreline ecosystem functions. There is no annual rent associated with these projects. Below is a general overview of the leasing process as further defined in the Texas Administrative Code Title 31 Part 4 Chapter 155 Rule §§ 155.1, 155.3, and 155.15.

A comprehensive guide to the design, permitting and installation of a Living Shoreline project along the Texas coast and other helpful Living Shoreline tools can be found here:

<https://www.glo.texas.gov/coast/coastal-management/forms/files/living-shoreline/living-shorelines-in-texas.pdf>

- ❖ Projects for the purpose of land reclamation will not be approved.
- ❖ A Coastal Boundary Survey is required for Living Shoreline projects in accordance with Texas Natural Resources Code §33.136, Property Rights. Please see *Coastal Boundary Survey Information Sheet* for a detailed description of this process.
- ❖ Any build-up of sediment that results from the Living Shoreline project will be property of the State of Texas, as determined by the GLO. Grantee waives any right to claim ownership of any land created by the project.
- ❖ Projects that exceed 500 linear feet will require School Land Board approval.
- ❖ Grantee shall maintain markers (aids to navigation) on breakwaters according to U.S. Coast Guard regulations.
- ❖ Pre-approved materials for breakwaters are widely used materials that have been demonstrated to be stable and durable and are agreed to in advance by Grantee and the State. The initial agreed list of approved breakwater materials includes crushed limestone, river rock, rock, and/or oyster shell. Grantee shall not place any material that has not been pre-approved by the State on the Leased Premises without prior approval of the State.
- ❖ Breakwaters should be designed to allow sufficient water circulation, as well as, the ingress and egress of fish and other wildlife.
- ❖ Projects shall not cause a negative impact or interfere with adjacent property owner's ability to utilize the waterfront.
- ❖ Grantee is responsible for maintaining all authorized structures in good repair and safe condition, and in compliance with all existing state and federal regulations governing such work.
- ❖ To qualify for no rent, a breakwater must be directly associated with a living shoreline and be used for beneficial environmental purposes. This does not include projects associated with mitigation.