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OFFICIAL TRANSLATOR  
Acquiescent 457 SE of August 17, 1981  
La Gaceta Nº 172

Withdrawal in front of Beach \_\_\_\_\_ 15 m

From the back of the property, with a maximum of 10 m, both for existing lots and new segregations.

Side Withdrawals \_\_\_\_\_ 3 m

Maximum Coverage \_\_\_\_\_ 40 % 1 floor 30% 2 floor

Without impairment of the provisions of clause 3 of article 3 above, due to the size of the lots already segregated in this sector, the maximum coverage will not include accesses, terraces, sidewalks, or swimming pools.

Maximum Height \_\_\_\_\_ 9 m high

Number of floors permitted \_\_\_\_\_ 2 floors

Should the Front or Back Withdrawal coincide with the front Withdrawal to the Beach, the latter will always prevail.

The densities indicated herein will only be applied for new segregations. In the case of existing duly segregated lots registered up until today, they will have the right to build at least one one-family housing, and, if the area permits it, the one-family and/or multi-family units herein permitted.

**ZONA B Playa Grande Norte**

Location

Zone B is located immediately after the line defined for Zone A and up to two hundred lineal meters inside the land, beginning with the ordinary high tide line.

Uses Permitted

One-family housing, multi-family housing, recreational tourist housing and recreational premises in free forest zones.

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Requisites

Minimum surface of lot or subsidiary property for new segregation \_\_\_\_\_ 1200 m<sup>2</sup>  
 Minimum Front to Beach \_\_\_\_\_ 20 m  
 Front Withdrawal \_\_\_\_\_ 5 m  
 Back Withdrawal \_\_\_\_\_ 3 m  
 Side Withdrawals \_\_\_\_\_ 3 m  
 For the first floor and 1 additional meter for the second floor should there be a side window.  
 Maximum Coverage \_\_\_\_\_ 40 % 1 floor 30% 2 & 3 floors  
 Maximum Height \_\_\_\_\_ 12 m high  
 Number of floors permitted \_\_\_\_\_ 3 floors  
 Density One-family Housing \_\_\_\_\_ 9 units/ha.  
 Density Multi-family Housing \_\_\_\_\_ 20 units/ha.  
 Density Tourist Developments \_\_\_\_\_ 25 rooms/ha  
 or 50 guests/ha

**PLAYA GRANDE CENTER**

**Zone A Playa Grande Center**

Location

Zone A is located 65 m after the markers' line which demarcates the limit of the public zone made official by the National Geographic Institute, along this sector. Coordinates Lambert E334032, N257551 and E334712, N246410.

Uses Permitted

One-family housing, recreational tourist housing and recreational premises.

Requisites

Minimum surface of lot or subsidiary property for new segregation \_\_\_\_\_ 1200 m<sup>2</sup>  
 Minimum Front to Beach \_\_\_\_\_ 20 m  
 Back Withdrawal \_\_\_\_\_ 3 m

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Front Withdrawal \_\_\_\_\_ 3 m  
 Withdrawal in front of Beach \_\_\_\_\_ 30 m  
 Maximum Coverage \_\_\_\_\_ 40 % 1 floor 30% 2 floor  
 Maximum Height \_\_\_\_\_ 9 m high  
 Number of floors permitted \_\_\_\_\_ 2 floors

In the first 2 meters from the markers' line made official by the National Geographic Institute, a live hedge of native species with persistent leaves will be created. The following 13 meters will be a low tropical vegetation zone and in the remaining 15 meters an infrastructure of at least 1 m high will be authorized.

Should the Front or Back Withdrawal coincide with the front Withdrawal to the Beach, the latter will always prevail.

**ZONE B Playa Grande Center**

Location

Zone B is located immediately after the line defined for Zone A and up to two hundred lineal meters inside the land, beginning with the ordinary high tide line, except for any additional land that the corresponding owner is willing to include in the Refuge.

Uses Permitted

One-family housing, multi-family housing, recreational tourist housing and recreational premises in free forest zones.

Requisites

Minimum surface of lot or subsidiary property for new segregation \_\_\_\_\_ 1200 m<sup>2</sup>  
 Minimum Front to Beach \_\_\_\_\_ 20 m  
 Front Withdrawal \_\_\_\_\_ 5 m  
 Back Withdrawal \_\_\_\_\_ 3 m

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Side Withdrawals \_\_\_\_\_ 3 m

Maximum Coverage \_\_\_\_\_ 40 % 1 floor 30% 2 & 3 floors

Maximum Height \_\_\_\_\_ 12 m high

Number of floors permitted \_\_\_\_\_ 3 floors

Density One-family Housing \_\_\_\_\_ 9 units/ha.

Density Multi-family Housing \_\_\_\_\_ 20 units/ha.

Density Tourist Developments \_\_\_\_\_ 25 rooms/ha  
or 50 guests/ha.

**PLAYA GRANDE SOUTH**  
**Zone A Playa Grande South**

Location

Zone A is located within the 75 m after the markers' line made official by the National Geographic Institute, coordinates Lambert EE334712, N256410 and E334886, N255108.

Uses Permitted

One-family housing, multi-family housing, tourist housing, and recreational premises.

Requisites

Minimum surface of lot or subsidiary property for new segregation \_\_\_\_\_ 1200 m<sup>2</sup>

Minimum Front to Beach \_\_\_\_\_ 20 m

Back Withdrawal \_\_\_\_\_ 3 m

Front Withdrawal \_\_\_\_\_ 3 m

Withdrawal in front of Beach \_\_\_\_\_ 15 m

Side Withdrawals \_\_\_\_\_ 3 m

Maximum Coverage \_\_\_\_\_ 40 % 1 floor 30% 2 floor

Maximum Height \_\_\_\_\_ 9 m high

Number of floors permitted \_\_\_\_\_ 2 floors

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Density One-Family Housing \_\_\_\_\_ 8 units/ha

Density Multi-Family Housing \_\_\_\_\_ 17 units/ha

In the first 2 meters from the markers' line made official by the National Geographic Institute, a live native species hedge will be created with persistent leaves. The following 13 meters will be a low tropical vegetation zone.

Should the Front or Back Withdrawal coincide with the front Withdrawal to the Beach, the latter will always prevail.

**ZONE B Playa Grande South**

Location

Zone B is located immediately after the line defined for Zone A and up to two hundred lineal meters inside the land, beginning with the ordinary high tide line, except for any additional land that the corresponding owner is willing to include in the Refuge.

Uses Permitted

One-family housing, multi-family housing, recreational tourist housing and recreational premises in free forest zones.

Requisites

Minimum surface of lot or subsidiary property for new segregation \_\_\_\_\_ 1200 m<sup>2</sup>

Minimum Front to Beach \_\_\_\_\_ 20 m

Front Withdrawal \_\_\_\_\_ 5 m

Back Withdrawal \_\_\_\_\_ 3 m

Side Withdrawals \_\_\_\_\_ 3 m

For the first floor and 1 additional m for the second floor should there be a side window.

Maximum Coverage \_\_\_\_\_ 40 % 1 floor 30% 2 & 3 floors

Maximum Height \_\_\_\_\_ 12 m high

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Number of floors permitted \_\_\_\_\_ 3 floors  
Density One-family Housing \_\_\_\_\_ 9 units/ha.  
Density Multi-family Housing \_\_\_\_\_ 20 units/ha.  
Density Tourist Developments \_\_\_\_\_ 25 rooms/ha  
or 50 guests/ha.

**PLAYA LANGOSTA**  
**Zone A Playa Langosta**

Location

Zone A goes from coordinate N 252081.99, E 333710.81, up to marker 18, coordinate N 251234.94, E 333866.94, in 75 m strip from the markers' lie to the East, made official by the National Geographic Institute along this sector.

Uses Permitted

One-family housing, multi-family housing, recreational tourist housing, recreational premises, and tourist and eco-tourist developments.

Requisites

Minimum surface of lot or subsidiary property for new segregation \_\_\_\_\_ 1200 m<sup>2</sup>  
Minimum Front to Beach \_\_\_\_\_ 20 m  
Back Withdrawal \_\_\_\_\_ 3 m  
Front Withdrawal \_\_\_\_\_ 3 m  
Withdrawal in front of Beach \_\_\_\_\_ 15 m  
Side Withdrawals \_\_\_\_\_ 3 m  
Maximum Coverage \_\_\_\_\_ 40 % 1 floor 30% 2 floor  
Maximum Height \_\_\_\_\_ 9 m high  
Number of floors permitted \_\_\_\_\_ 2 floors  
Density One-Family Housing \_\_\_\_\_ 8 units/ha.  
Density Multi-Family Housing \_\_\_\_\_ 17 units/ha.

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Should the Front or Back Withdrawal coincide with the front Withdrawal to the Beach, the latter will always prevail.

**ZONE B Playa Langosta**

Location

Zone B is located immediately after the line defined for Zone A and covers the remaining area of this sector of the Refuge.

Uses Permitted

One-family housing, multi-family housing, recreational tourist housing and recreational premises, and tourist and eco-tourist developments.

Requisites

- Minimum surface of lot or subsidiary property for new segregation \_\_\_\_\_ 1200 m<sup>2</sup>
- Minimum Front to Beach \_\_\_\_\_ 20 m
- Front Withdrawal \_\_\_\_\_ 5 m
- Back Withdrawal \_\_\_\_\_ 3 m
- Side Withdrawals \_\_\_\_\_ 3 m
- Maximum Coverage \_\_\_\_\_ 40 % 1 floor 30% 2 & 3 floors
- Maximum Height \_\_\_\_\_ 12 m high
- Number of floors permitted \_\_\_\_\_ 3 floors
- Density One-family Housing \_\_\_\_\_ 9 units/ha.
- Density Multi-family Housing \_\_\_\_\_ 20 units/ha.

The areas of withdrawals from markers of sectors Cerro Morro, Playa Carbón, Playa Ventanas, Playa Grande North, Playa Grande Center, Playa Grande South, and Playa Langosta will be devoted to the regeneration of natural vegetation.

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In zones bordering with swamps and estuaries a 10 protection zone should be left, unless there may exist public or private infrastructure, public street, public or private easement, or similar bordering with any of them. In this case, the existing natural limit or infrastructure will be applied. Specifically, in the case of the swamps and estuary of Playa Ventana, the lots to the West of the public street have not been affected by the 10 m withdrawal indicated herein, since they are separated from the swamps by a public street.

In all zones mentioned above, it will be understood that heights will be measured beginning from the ground level of the first floor.

**ARTICLE 13.-**

Within the National Wild Life Refuge Las Baulas of Mixed Property, the following complementary construction norms should be implemented:

1. Constructions should be painted with colors that are not reflective or brilliant, colors that assure the reduction of the visual impact, and the contrast with the landscape.

2. Luminosity:

a. Constructions should avoid external lights from the side of the beach and the swamps. In the case of lights for paths or lighting of corridors or resting spaces, they should be placed at ground level with barriers that prevent observation from the beach playa.

b. In the external areas in the above point, amber or red lights, or other technically appropriate, should be used.

c. In the case of lamps or lights used to lighten resting or common areas, these should be hidden behind vegetable or artificial barriers or be far from the windows in such a way that reflection is not seen from the beach and the swamps.

d. Glass windows that may be observed from the beach that will have no restriction in as far as size, provided all glass is tinted or recovered with filters, in accordance with provisions in the Handling Plan.



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e. Automatic control switches should be installed for external lights, in such a way that those that are not being used are turned off.

f. Commercial signs should be made without the use of lights using natural materials such as wood, stone, and others that integrate and merge adequately with the environment.

g. In the specific case of access roads, garages, parking lots, and entrances to properties, they should be designed in such a way that vehicle lights are not seen directly from the beach.

3. The construction of accesses and sidewalks of grass-concrete bloc, paving stones, or similar materials is permitted.
4. The installation of discotheques is not permitted.
5. The construction of swimming pools is authorized, as long as they have an adequate purification system.

**ARTICLE 14.-**

The Costa Rican Aqueduct and Sewerage Institute is authorized to budget in a priority way the investment for the infrastructure necessary for the treatment of residual waters, thus authorizing, if it is considered technically necessary, to carrying out of connections with Tamarindo's treatment system. Owners are also authorized to operate their own treatment Systems, provided they comply with the requisites from the Ministry of Health and SETENA, authorizing a 2-meter withdrawal from any of their borders.

Besides, the pouring of rain water in the water bodies located inside and outside the areas regulated in this law, provided these are channeled and disposed in such a way that they do not generate affectations in the zones where they are provided.

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**ARTICLE 15.-**

Within the Refuge is authorized the installation of desalination and corresponding pouring plant, in order to protect the natural water resource of the coastal zone whose authorizations correspond exclusively to MINAET, who will grant them based on the technical criteria required

**ARTICLE 16.-**

As rights acquired and consolidated are recognized and ratified property Rights, uses of soils, and infrastructures existing on this date, which will not be modified by the definition of the sector of the National Wild Life Refuge Las Baulas of Mixed Property. Improvements, extensions, or similar works to those existing, will be ruled by the regime applicable at the time of its construction, provided they are carried out within the same property, respecting coverage regulations established for each sector.

The application of the requisites established in this Law are excepted from the works in process of construction that have Environmental Feasibility, which can be concluded in accordance with the corresponding construction permits; nevertheless, they should comply with the regulations established in article 13.

**ARTICLE 17.-**

In urbanizations and condominiums existing and approved by the National Housing and Urbanism Institute (INVU) at the time this law is approved, the density factor will not be applied, and in its instead, will be applied the corresponding construction Coverage factor. Likewise, constructions existing at the time this law is approved, repairs and remodeling may be carried out, beginning with the use of the soil and existing structures.

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**Chapter IV**  
**Expropriations**

**ARTICLE 18.-**

Owners who after the publication of this Law, and up to twelve months from the publication of the Handling Plan referred to herein, do not accept voluntary subjection to the Refuge's regime, should be expropriated by the State. The State should budget funds required, and conclude the process rapidly.

**ARTICLE 19.-**

The State will order the filing of proceedings in any of its phases, administrative or judicial, or expropriation procedures against owners that resort to the National Wild Life Refuge Las Baulas of Mixed Property, within a six-month term from the enactment of this law. Therefore, all expropriation procedures being processed administratively and judicially at the time this law is in force will be considered concluded and definitely filed. Should officials in charge non-comply with this mandate they may be sanctioned as established in the corresponding legislation.

**CHAPTER V**

**Miscellaneous Provisions**

**ARTICLE 20.-**

Within the National Wild Life Refuge Las Baulas of Mixed Property, the Municipality may supply all public utilities, to which effect it will charge users the corresponding rates and prices.

**ARTICLE 21.-**

MINAET is hereby authorized to subscribe new cooperation agreements to hire personnel by means of non-government organizations in order to comply with works related to the handling, protection, research, supervision, and conservation of natural resources in the competences derived from the applicability of related and concordant laws in force.

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**ARTICLE 22.-**

The hiring of new personnel established herein and their crediting before the National Conservations' Areas System, will be carried out through the Conservation Area director, complying with the manuals established. Their appointments may be revoked at the request of the Conservation Area director, through the hiring organization, whenever there are causes to this effect, following the due process.

**ARTICLE 23.-**

Personnel hired will be appointed as officials with regards to performance of their functions, and they will have the same obligations and attributions that rule regular MINAET officials, who are authorized to use the different assets and goods and when using them should comply with the special regulations applicable.

**ARTICLE 24.-**

In virtue of the need of effectively implementing the necessary conservation measures to assure the protection of the population of Baulas turtles that nest in the Tempisque Conservation Area, and should also handle in an adequate form, the marine coastal ecosystems that are protected and handled in this area, it is necessary to provide the necessary personnel to execute the necessary actions for land and marine protection, research, handling of tourism, restoration of the vegetable barrier, and regulation of human activities in these protected areas. Therefore, the State, through the National Budget of the Republic of Costa Rica, will create, within a one-year term, 35 positions and the necessary resources to supply these officials with materials and equipment, so they may carry out the corresponding works.

Final Provisions

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**ARTICLE 25.-**

This is a public order law which repeals laws N° 7149 of June 27, 1990 and law N° 7524 of August 16, 1995 and those opposing it, as well as all regulations of an inferior level, to which effect the Executive Branch should issue the corresponding decrees.

It is in force on the date of its publication.

