



**PIERCE COUNTY
PLANNING AND LAND SERVICES DEPARTMENT
TRANSFER OF DEVELOPMENT RIGHTS - SENDING SITES**

Thank you for your interest in the Pierce County Transfer of Development Rights (TDR) Program. The TDR Program is a market-based approach that allows the protection of valuable farmland, habitat, and environmentally sensitive land while encouraging growth in areas suitable for development.

The program allows landowners to sell the right to develop their land and to transfer those development rights to a different parcel of land. In exchange, the sending parcel owner may receive money for the 'development rights' that are being sold. Pierce County does not guarantee the amount of income the sending site owner may ultimately obtain; that will be dependent upon market conditions. It is primarily the sending site owner's responsibility to market and sell the transferable development rights.

The parcel of land where the development rights originate is called the "sending site." When the rights are transferred from a sending site, the land is restricted with a permanent conservation easement. The conservation easement limits the future development of the land by not allowing further subdivision or building of residential homes. Once a conservation easement has been recorded, the County issues TDR Certificates, which the sending site owner can subsequently sell. The value of the TDR Certificates will be determined by market conditions.

Your site must meet eligibility criteria set forth in Pierce County Code 18G.10.050 to qualify as a sending site. The TDR Administrator is responsible for determining if a potential sending site is consistent with the criteria established in Code. Please submit the Transfer of Development Rights Program Master Application to the TDR Administrator for review. The following items must be submitted with the completed application:

- A legal description of each parcel.
- A recent Title Report for the property (Title Report must have been completed within 6 months of application submittal).
- A site plan showing property boundaries, existing homes and other structures, all submerged lands (wetlands, lakes, streams), and any existing easements on the property. If more than one zoning designation exists on the property, please identify the boundary between the zones. Please attach pictures of the property and existing buildings. Any unpermitted development(s) on the parcel(s) must be resolved before eligibility criteria can be met.

- Affidavit of Compliance with Forest Practice Application requirements (if needed).
- Signed and notarized Right of Entry Agreement authorizing County staff or its designees to go onto your property to perform a due diligence inspection of the proposed sending site property.
- Letter of Authorization:
 - If not the applicant, the property owner(s) must sign an authorization for the applicant who is acting as the property owner's agents (if needed), OR;
 - If the applicant does not own all of the property being considered as sending sites for the Transfer of Development Rights program, other property owner(s) must sign authorization for the applicant who is acting on their behalf (if needed).
- Application review fees.

If your property meets the criteria to be considered a qualified sending site, the TDR Administrator will issue a Letter of Intent indicating the number of development rights available.

If you have questions please contact the TDR Administrator Mike Poteet, Senior Planner, at michael.poteet1@piercecountywa.gov or (253) 798-3614.