



**PIERCE COUNTY
PLANNING AND LAND SERVICES DEPARTMENT**

TRANSFER OF DEVELOPMENT RIGHTS PROGRAM - RECEIVING 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 identify a buyer for their certified 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.

The parcel of land to which the development rights are transferred is called the "receiving site." Persons who buy development right certificates from a sending site owner are generally allowed to build at a higher density than ordinarily permitted by the base zoning on the receiving site.

Receiving sites include:

- A site that receives development rights from a sending site is a receiving site.
- Receiving sites may be located in the County, or another jurisdiction, where there is an interlocal agreement with the County.

Sites that are required to participate in the TDR Program include:

- Urban projects proposing increased density pursuant to Pierce County Code (PCC) 18A.15.020.D must obtain development rights as a County Receiving Site as set forth in PCC 18G.10.060.
- Properties eligible for increased density as the result of a Comprehensive Plan amendment pursuant to Chapter 19C.10 must obtain development rights as a County Receiving Site as set forth in PCC 18G.10.060.

Receiving sites may acquire development rights:

- By purchasing development rights from a certified sending site(s);
- By purchasing development rights from the Development Rights Bank, or if insufficient credits are available from the Bank, then also;
- By providing funds to the Development Rights Bank to cover the cost of procuring the required development rights.

For more information about the TDR Program, please contact the TDR Administrator, Mike Poteet at (253) 798-3614.