

Transfer of Development Rights: Another Tool for Maintaining Functional Forestlands?

**Presented by Shayne Green
Northcoast Regional Land Trust**



What is Transfer of Development Rights (TDR)?

Definition:

An implementation tool that encourages the voluntary shift of development from places that a community wants to protect to places where growth is more acceptable.



Why look at TDR?

- Address large-lot development patterns across regional forestlands.
- Conservation financing options are currently limited.
- A tool that communities can craft to meet local priorities.
- Voluntary, incentive-based approach.



The basic components of a TDR program:

- Sending and receiving areas
- Two-layered zoning
- TDR bank
- Deed restriction on development

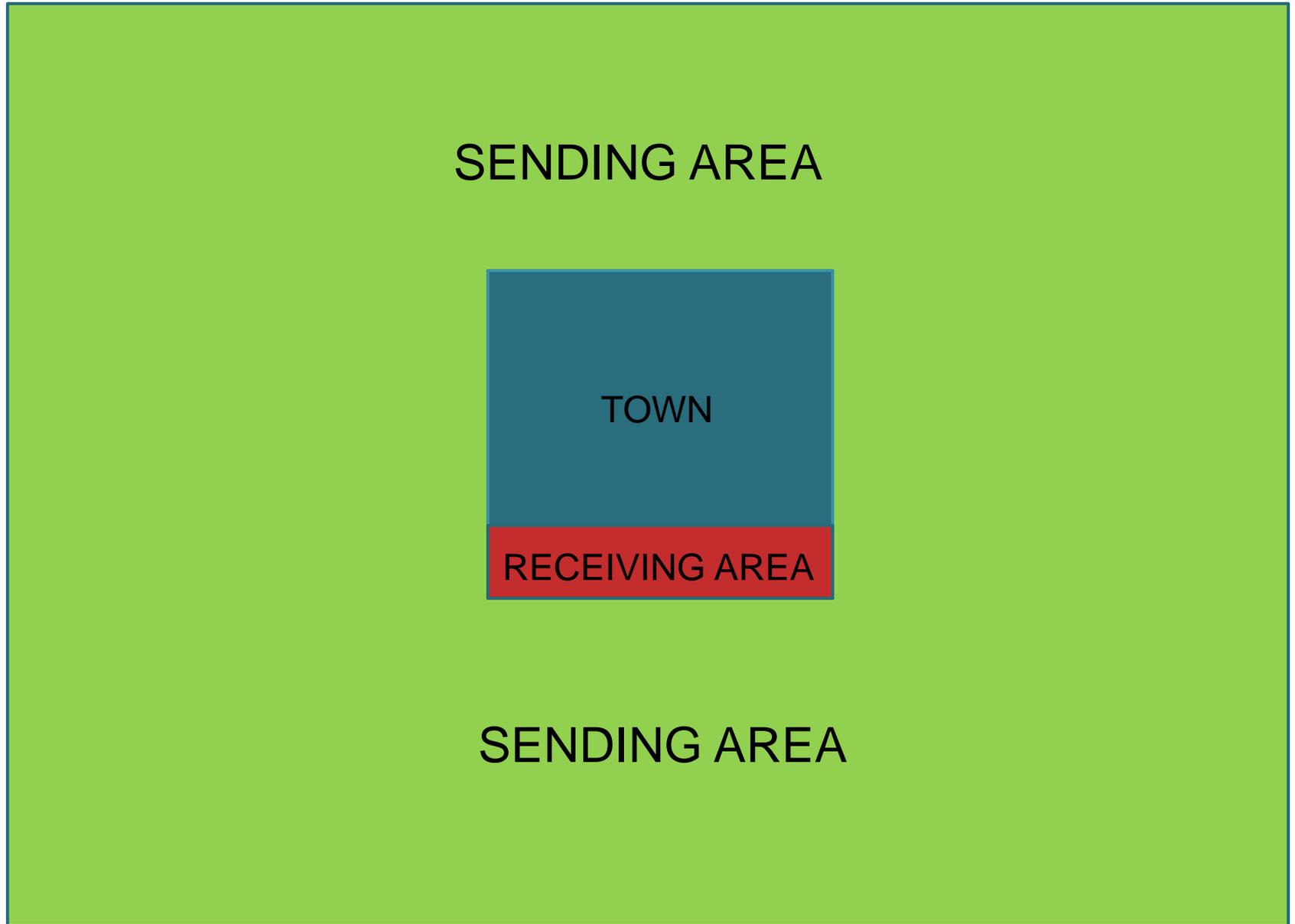


SENDING AREA

TOWN

RECEIVING AREA

SENDING AREA



**SENDING
SITE**



**RECEIVING
SITE**

Where has TDR been used?

- **California:** At least 29 communities have TDR programs.
- **United States:** At least 134 communities have TDR programs.
- **High-activity programs:** Montgomery County, MD; New Jersey Pinelands, NJ; Boulder County, CO; San Luis Obispo County, CA.



Density Transfer Charge (DTC):

- **Voluntary program like TDR**
- **No designated sending and receiving areas.**
- **Landowners apply for higher-density zoning on a per case basis.**
- **DTC fees are used to finance a conservation program targeting priority resource lands.**



How might TDR or DTC help maintain functional forestlands?

- **Transfer development from urban interface forestlands to nearby areas slated for growth.**
- **Finance the conservation of large intact tracts by allowing increased development on smaller tracts.**



Potential Obstacles to TDR:

- Supply and demand for land zoned high density.
- Objections to high density development.
- Other constraints on densification
- Objections to “sacrificing” one area for the sake of protecting another.



Conclusions:

- **The concept of harnessing development value to leverage conservation holds promise for the future.**
- **TDR is an option that should be kept on the table as we pursue regional land use goals.**
- **Site-specific applications for TDR need further investigation.**



END

