



TRANSFER OF DEVELOPMENT RIGHTS



Are you a developer?

In this real estate market, using TDRs at your project makes good economic sense. And it's easy.

With TDRs you can:

- Increase your project unit counts,
- Increase your project profits, and
- Build sustainably.



King County

Department of
Natural Resources and Parks
Water and Land Resources
Division

**Transfer of Development
Rights Program**



What is Transfer of Development Rights (TDR)?

King County's TDR Program encourages builders to increase development capacity in their projects by purchasing development rights from farm, forest, and open space landowners.

How do TDRs benefit builders?

- Increases number of units or square footage in your project,
- Increases your project profits, and
- Makes your project more "green."



TDR Facts

- More than \$7 million in TDR transactions since 2001
- Easy to use, doesn't add time to project permitting
- No waiting list to buy or use TDRs
- TDR prices range from \$9,000 to \$13,000 per additional unit/lot

Find TDRs for your project:

www.kingcounty.gov/tdr
or call 206-263-0435

Alternative formats available.

Call 206-296-6519 or TTY:711.

King County
Department of
Natural Resources and Parks
Water and Land Resources Division
201 South Jackson Street, Suite 600
Seattle, WA 98104



USING TDRs TO INCREASE DEVELOPMENT CAPACITY AND PROFIT AT YOUR PROJECT IS EASY.

TDRs at Development Projects

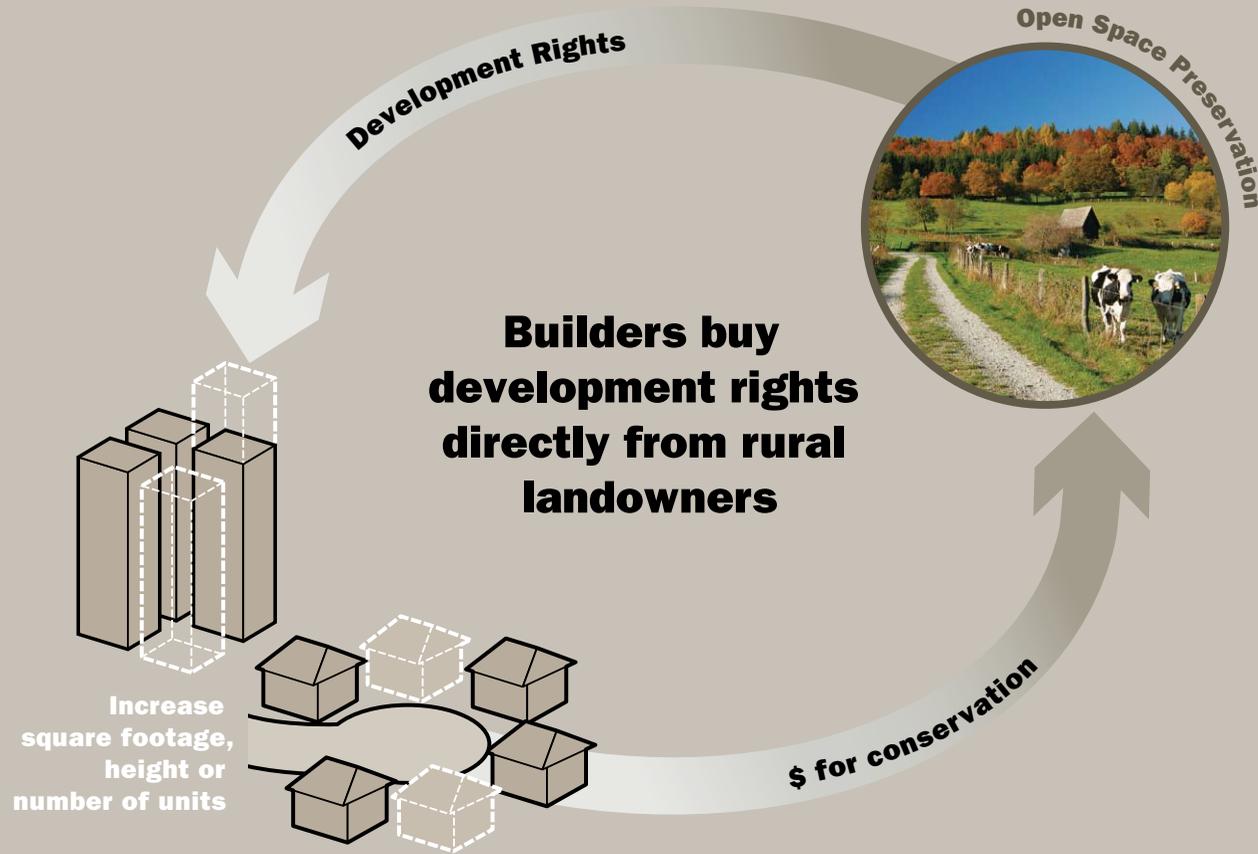
- Allow increases in development capacity “by right” under zoning code
- Achieve economies of scale to increase profits
- TDRs never expire

More than 30 large and small companies have used TDRs to develop livable urban communities by

- Creating walkable, compact single family neighborhoods
- Building mixed-use residential condos and apartments
- Building commercial office and hotel buildings in urban centers
- Adding parks and improving streetscapes through TDR
- Creating housing affordability – i.e. economies of scale lower homebuyer purchase prices

TDRs are “green building”

- TDRs can be used to offset a project’s greenhouse gas emissions
- Promote compact development
- Connect development with land preservation

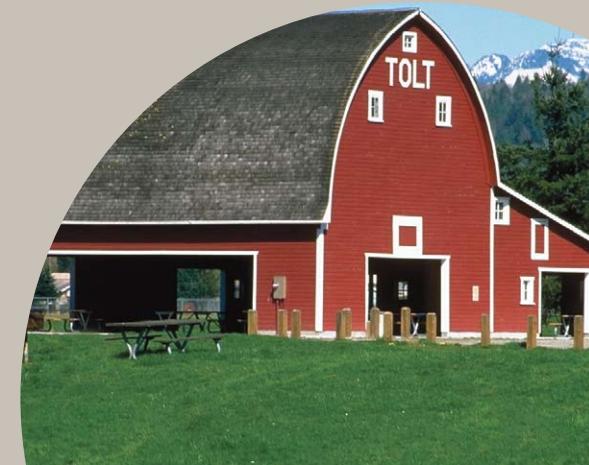


Benefits to rural landowners

- Landowners retain ownership and use of their property
- Landowners receive money to protect their property
- Land is protected forever

TDRs have resulted in permanent protection of over 141,000 acres and more than \$5 million going into rural communities.

Preservation of forests, farms, and open space protects the natural environment and maintains quality of life for future generations.



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