Pierce County Transfer and Purchase of Development Rights (TDR/PDR) Program
What is the Transfer of Development Rights (TDR)/Purchase of Development Rights (PDR) program?

Why does Pierce County have the program?

Program accomplishments
A Voluntary Tool

Development Rights

Development rights severed from property with conservation easement

Sending Area

Receiving Area

Funding for resource land protection

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Why TDR in Pierce County?

Ordinance 2007-91s created Title 18G

• “In response to threats to agriculture’ and to ‘improve viability of agriculture”

• “Renew and enhance efforts to preserve farmland and support County farmers”

• “Provide a tool to keep farmland intact while fairly compensating the landowner”
Sending Sites:

- Habitat for Endangered Species
- Agricultural Land
- Forest Lands
- Trails
Receiving Sites:

- Cities
- Urban Growth Areas
- Comprehensive Plan amendments rezoning to higher density
Pierce County TDR/PDR Program

- Respects property rights
- Voluntary, non-regulatory tool for conservation
- Generates conservation through growth
- Steers growth – not limit it – to areas where growth makes sense
TDR Benefits

Conserves lands that provide environmental resources, benefits, and importance to all citizens
Helps focus growth in cities and efficiently deliver services
Program Accomplishments

• 2009  Two private TDR transactions conserving 90 acres and certifying 30 development rights

• 2010  One PDR transaction conserving 100 acres farmland, extinguishing 20 development rights

• 2011  Launching TDR Program-establish administrative bank procedures, process and tracking for program

• Two awards for transactions
Program Accomplishments

• 2012 County TDR Transaction conserving 120 acres of farmland and habitat and certifying 73 development rights

• 2012 Initial deposit of 73 transferable development rights into County TDR Bank

• 2012 Interlocal Agreement with City of Tacoma

• 2013 Code Revisions adopted by County Council

• 2014 TDR Committee established
# TDR Web Page

## Transfer of Development Rights/Purchase of Development Rights

### Market Exchange

View TDR credits that are available for sale or purchase in the tables below. This is not an exclusive list. If you have questions about the postings or Pierce County's TDR program please contact us.

<table>
<thead>
<tr>
<th>No. of TDR Credits</th>
<th>Price per TDR Credit</th>
<th>Status</th>
<th>Date Posted</th>
<th>Type of Land Use</th>
<th>Watershed Basin</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Negotiable</td>
<td>Certified</td>
<td>5/27/2010</td>
<td>Habitat</td>
<td>Puyallup</td>
</tr>
<tr>
<td>24</td>
<td>Negotiable</td>
<td>Certified</td>
<td>5/27/2010</td>
<td>Habitat</td>
<td>Nisqually</td>
</tr>
</tbody>
</table>

If you are a property owner with a [Sending Site](#) and would like to post credits for sale please use our [TDR Posting Form](#). If you are interested in buying any of the posted credits please use our [TDR Contact Request Form](#).

### TDR Credits Wanted (Receiving)

<table>
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Questions? Diane Marcus-Jones, (253) 798-2616