



PIERCE COUNTY PLANNING AND PUBLIC WORKS DEPARTMENT

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.

Development Rights



Funding for resource land protection

The parcel of land where the development rights originate is called the “sending site.” When the rights are transferred from a sending site, the sending site 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. The “sending site” owner may receive money for the ‘development rights’ that are being sold.

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.

For more information about the TDR Program or for your property to be considered a “sending site” please contact the TDR Administrator, Diane Marcus-Jones at (253) 798-2616 with your parcel number, or visit the TDR Program website at www.co.pierce.wa.us/TDR.