



## **PIERCE COUNTY PLANNING AND PUBLIC WORKS DEPARTMENT**

### **PURCHASE AND TRANSFER OF DEVELOPMENT RIGHTS PROGRAM ELIGIBLE RECEIVING SITE CRITERIA**

The parcel of land to which the development rights are transferred is called the "receiving site." Buying these rights generally allows the owner of the receiving parcel to build at a higher density than ordinarily permitted by the base zoning.

#### **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 G.1.b 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:**

- 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, Diane Marcus-Jones at (253) 798-2616 with your parcel number, or visit the TDR Program website at [www.co.pierce.wa.us/TDR](http://www.co.pierce.wa.us/TDR).