

Transfer of Development Rights (TDR)

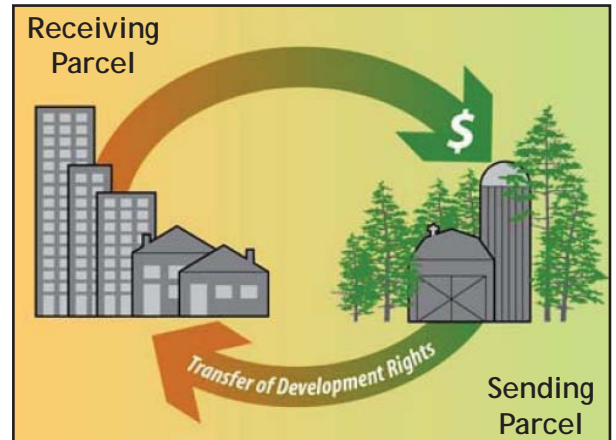
(TDR) is a tool municipalities can adopt to preserve high-value agricultural land, natural resources, historic sites and strategic open space by transferring development to areas where the community deems growth is appropriate - all while providing just compensation to landowners and opportunities for new development.

What is TDR?

TDR is a voluntary, market-based implementation process by which development rights of a landowner in the area to be protected (the "sending" zone) are transferred to appropriate, community-designated areas (the "receiving" zone). Since this process does not require local governments to purchase any lands, and since concentrated development in the receiving zone saves money on municipal services, very little public funding is required.

How do TDRs work?

Development rights are separated from one parcel (sending) and sold for use on another parcel (receiving).

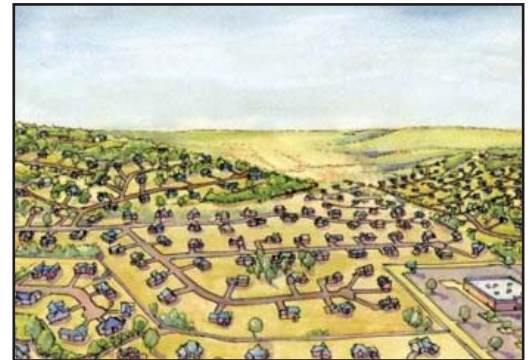


The parcel of land where the rights originate is called the "sending" parcel. When the rights are transferred from a sending parcel, the land is restricted with a permanent conservation easement. The parcel of land to which the rights are transferred is called the "receiving" parcel.

What are the benefits of TDR?

- The ability to preserve large tracts of vulnerable, high value, agricultural and/or environmentally sensitive land from being developed;
- A process to direct development to community-identified, appropriate growth areas to maximize the efficient use of existing infrastructure and services, while minimizing costs of new infrastructure and municipal services;
- Supports municipal comprehensive planning and implementation;
- Effective incentives for developers that allow for greater development opportunity, higher than average density and thus, greater profits;
- Landowners receive just compensation for the development value of the land, with the added benefits of continued ownership; and
- Landowners and developers can still recoup the economic value of the land.

Typical Sprawl Pattern Development



Development with a TDR Program



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Did you know?

- The State of Arkansas has lost 1,000 farms in the last 6 years.
- Washington and Benton counties have lost 11,000 head of cattle between 2000 and 2006.
- The City of Fayetteville, Arkansas experienced an 18% decline in heavy tree canopy from 1987 to 2002 due to rapid growth.
- Over 23 states have TDR legislation that preserves agricultural and natural resources including

Tennessee, Kansas, Kentucky, and Illinois, some for more than 25 years.



Transfer of Development Rights



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RESOURCES

United States Department of Agriculture
 State Environmental Resource Center
 Lincoln Institute of Land Policy
 American Farmland Trust
 Delaware Valley Regional Planning Commission
 King County, WA Department of Natural Resources
The Natural Heritage of Fayetteville
Urban Ecosystem Analysis: Benton and Washington Counties, Arkansas
 American Forests

www.usda.gov
www.serconline.org
www.lincolinst.edu
www.farmland.org
www.dvrpc.org
dnr.metrokc.gov
 Fayetteville Natural Heritage Association
www.americanforests.org

