



Fact Sheet

Maryland Transfer of Development Rights Best Practices

Calvert County

Contact:
Mary Beth Cook
cookmb@co.cal.md.us
410.535.1600, ext. 2334

Type of TDR program:

- Traditional density
- Forest Conservation

Points of interest:

- PAR (Purchase & Retirement) Fund and a LAR (Leverage & Retirement) Fund where the County purchases the rights

Caroline County

Contact:
Katheleen Freeman
kfreeman@carolinemd.org
410.479.8100

Type of TDR program:

- Traditional density

Points of interest:

- Sending area includes all rural zoned properties

Cecil County

Contact:
Steve O'Connor soconnor@ccgov.org
410.996.5220

Type of TDR program:

- Traditional density
- Environmental - Forest Conservation & Critical Area

Points of interest:

- County operated TDR bank

Charles County

Contact:
Charles Rice
ricec@charlescountymd.gov
301.645.0651

Type of TDR program:

- Traditional density

Points of interest:

- Properties are eligible to participate in both the Forest Conservation banking program and TDR program (with development rights being lifted first)
- Have PDR program

Harford County

Contact:
Moe Davenport
mddavenport@harfordcountymd.gov
410.638.3232

Type of TDR program:

- Density

Points of interest:

- Transfers between Agriculturally zoned properties are allowed (if located within ½ mile)





Howard County
 Contact:
 Joy Levy
 jlevy@howardcountymd.gov
 410.313.5407

Type of TDR program:
 • Traditional density

Points of interest:
 • PDR program – county funded by local transfer tax
 • Successful installment payment agreement (IPA) extends PDR payment over time and includes an annual tax free interest payment on principal

Montgomery County
 Contact:
 John Zawitoski
 john.zawitoski@montgomerycountymd.gov
 301.590.2831

Type of TDR program:
 • Traditional density
 • Buildable TDR (BLT) (commercial and mixed use)

Points of interest:
 • County operated TDR bank for BLT's only

Queen Anne's County
 Contact:
 Helen Spinelli
 hspinelli@qac.org
 410.758.1255

Type of TDR program:
 • Traditional density
 • Critical Area
 • Commercial floor area
 • Impervious surface

Points of interest:
 • TDRs in Critical Area can be used to increase density on IDA and LDA parcels

St. Mary's County
 Contact:
 Brandy Glenn
 brandy.glenn@stmarysmc.com
 301.475.4200 ext. 1524

Type of TDR program:
 • Traditional density
 • Critical Area
 • Forest Conservation
 • Commercial floor area

Points of interest:
 • Rights can be lifted from lots that are unbuildable (i.e. presence of wetlands, unable to pass perc test, etc.)
 • Fee-in-lieu option – fee is set annually and is based on the lowest priced TDR sale from the prior year; value is set at 120% of that sale price
 • Fee-in-lieu monies are held in Open Lands Trust Fund – used to purchase TDRs and for Agricultural Preservation easements

Wicomico County
 Contact:
 Keith Hall
 Khall@wicomocounty.org
 410.548.4860

Type of TDR program:
 • Traditional density

Points of interest:
 • Sending area must be a designated Wicomico County or MALPF Land Preservation District

<http://bit.ly/MD-TDR>
 contact: Debbie Herr Cornwell at 410.767.4620
 deborah.herrcornwell@maryland.gov