Transfer of Development Rights

Benefits

- Private sector funds purchase TDRs
- Preserves open space
- Directs development to designated growth areas
- Program participation is voluntary
- Increases economic and development activity in growth areas
- Generates revenue for landowner
- Retains ownership of property

Considerations

- Market demand for bonus density
- Education of stakeholders
- Program marketing
- Economic development plan
- Design guidelines for receiving area
- Local administrative commitment

TDR Assistance Services

What services can Planning provide to assist jurisdictions in developing a TDR program?

Education

- Presentations
- Workshops
- Informational materials

Technical Assistance

- Policy development
- Plan review
- Ordinance creation

Analysis

- Supply and demand
- Tax revenue analysis
- Needs assessment of infrastructure

One-on-one consulting

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Sending Area

Rural land can be protected and the owner can still realize its financial value.

Receiving Area

Land targeted for growth can be creatively developed by using shifted development rights.