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: Kathleen 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)
<table>
<thead>
<tr>
<th>County</th>
<th>Contact Information</th>
<th>Type of TDR program:</th>
<th>Points of interest:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Howard County</td>
<td>Contact: Joy Levy, <a href="mailto:jlevy@howardcountymd.gov">jlevy@howardcountymd.gov</a>, 410.313.5407</td>
<td>• Traditional density</td>
<td>• PDR program – county funded by local transfer tax</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Buildable TDR (BLT) (commercial and mixed use)</td>
<td>• Successful installment payment agreement (IPA) extends PDR payment over time and includes an annual tax free interest payment on principal</td>
</tr>
<tr>
<td>Montgomery County</td>
<td>Contact: John Zawitoski, <a href="mailto:john.zawitoski@montgomerycountymd.gov">john.zawitoski@montgomerycountymd.gov</a>, 301.590.2831</td>
<td>• Traditional density</td>
<td>• County operated TDR bank for BLT’s only</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Buildable TDR (BLT) (commercial and mixed use)</td>
<td></td>
</tr>
<tr>
<td>Queen Anne’s County</td>
<td>Contact: Helen Spinelli, <a href="mailto:hspinelli@qac.org">hspinelli@qac.org</a>, 410.758.1255</td>
<td>• Traditional density</td>
<td>• TDRs in Critical Area can be used to increase density on IDA and LDA parcels</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Critical Area</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Commercial floor area</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Impervious surface</td>
<td></td>
</tr>
<tr>
<td>St. Mary’s County</td>
<td>Contact: Brandy Glenn, <a href="mailto:brandy.glenn@stmarysmd.com">brandy.glenn@stmarysmd.com</a>, 301.475.4200 ext. 1524</td>
<td>• Traditional density</td>
<td>• Rights can be lifted from lots that are unbuildable (i.e. presence of wetlands, unable to pass perc test, etc.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Critical Area</td>
<td>• 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</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Forest Conservation</td>
<td>• Fee-in-lieu monies are held in Open Lands Trust Fund – used to purchase TDRs and for Agricultural Preservation easements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Commercial floor area</td>
<td></td>
</tr>
<tr>
<td>Wicomico County</td>
<td>Contact: Keith Hall, <a href="mailto:Khall@wicomicocounty.org">Khall@wicomicocounty.org</a>, 410.548.4860</td>
<td>• Traditional density</td>
<td>• Sending area must be a designated Wicomico County or MALPF Land Preservation District</td>
</tr>
</tbody>
</table>

contact: Debbie Herr Cornwell at 410.767.4620
deborah.herrcornwell@maryland.gov