

Black Diamond's Transfer of Development Rights Program

The City of Black Diamond's Natural Resources Division is taking steps to help inform property owners throughout Black Diamond about the potential offered by the City's transfer of development rights (TDR) program.

Definition

The TDR program was created to allow development rights to be transferred from properties that have been determined to be of greater public benefit as open space, parks or community facilities to other properties. The program essentially provides compensation—at a rate determined by the market—for property owners to either place a conservation easement on their property or for outright transfer of their property to the City, depending on site qualifications. TDR programs allow landowners to release and sell development rights from designated properties and sell them to purchasers who want to increase the density of development in areas as determined by the City.

Documentation

You can read more about the program in the City's Municipal Code by going to Title 19, Section 19.24 in the Municipal Code at <http://www.ci.blackdiamond.wa.us/citycode/index.htm>

Process

Some property owners may have already received letters that have identified part or all of their property as potentially participating in the TDR program. You may have received either a preliminary or final letter of notification from the City of Black Diamond telling you about the program and your eligibility for property into the program. If so, this letter is a great first step in getting your property identified and into the TDR program.

Staff is continuing to hone the TDR program and processes. The best first step for anyone who wants to learn more about the program is to contact the Natural Resources Division to help determine if development rights may be an option. As a general guideline, staff has relied on the TDR map that was created at the program initiation by staff utilizing the County's Geographic Information System (GIS) and evaluation techniques available at the time of program development.

If you believe that you may have a part of or all property available for integration into the TDR program, contact Natural Resources staff by emailing anix@ci.blackdiamond.wa.us or give us a call to 360.886.2560 x220. Certain permit fees may apply depending on your situation.

I look forward to hearing from you!

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Parks/Natural Resources Director