

**application for**

**transfer of development Rights**

**program certificate**

***RETURN TO: FOR COUNTY USE ONLY:***

### Michael Murphy

TDR Program Manager Date Received: \_\_\_\_\_\_\_\_\_\_\_\_

Water & Lands Resource Division Completed Application Date: \_\_\_\_\_\_\_\_

Department of Natural Resources and Parks IRC Approval Date: \_\_\_\_\_\_\_\_ 201 South Jackson St., Suite 600

Seattle, WA 98104 - 3855

Phone: 206-477-4781

michael.murphy@kingcounty.gov

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**I. LAND OWNER INFORMATION**

Name:  Phone:

Mailing Address:  Alternate Phone:

City, State, Zip:

Email:

Applicant’s Interest in Property: Fee Owner [ ]  Part Owner [ ]

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**II. PROPERTY INFORMATION**

Tax Parcel Number(s):

Property Address or Nearest Street or Road:

Total Acreage of Property:

Are there any existing dwelling units located on the property? Yes [ ]  No [ ]

 *If yes, how many?*

Are there any other buildings on the property? Yes [ ]  No [ ]

 *If yes, how many?*

What is the current zoning of the property? **Select Zoning**

 *If multiple zoning types, please specify:*

Describe how the property is currently being used (e.g., agriculture, forestry, home site, etc.):

Are there any existing easements or deed restrictions affecting this property? (e.g., power line corridors, access easements, forestry moratoriums, etc.)

 *If so, please describe briefly:*

Does the property have any year-round submerged lands such as lakes, rivers, streams or ponds? (Note: The TDR Program does not consider wetlands submerged lands)

 [ ]  Yes [ ]  No

* Please attach a site plan showing all submerged lands, existing and proposed residential units and other buildings, and any existing easements on the property. If more than one zoning designation exists on the property, please identify the boundary between the zones and the area within each.
* Please attach a legal description of property to this application form.

Section:  Township:  Range:

**III. STATEMENT OF INTENT**

I want to retain  (number) dwelling units or development rights with the property for existing or future development.

 I intend to: [ ]  maintain the property in private ownership, or

[ ]  explore the possibility of dedicating the property to King County or to another public or private non-profit agency.

**IV. SENDING SITE CRITERIA**

I believe the property would qualify as a sending site because it contains one or more of the following public benefits as defined in K.C.C. 21A.37:

[ ]  Agricultural Production District lands, zoned A, from which development rights have not already been purchased

[ ]  Forest Production District lands, zoned F (\*1)

[ ]  Lands within the Rural Forest Focus Area, with a minimum of 15 acres of forested land. (\*1)

[ ]  Other rural properties designated as a proposed rural or resource area regional trail or open space.

[ ]  Habitat for federally threatened or endangered species (\*2)

 List the species you believe to be present:

[ ]  Designated urban separators zoned R-1

\*1. An approved forest stewardship plan is required for TDR approval.

\*2. An approved wildlife habitat management plan is required for TDR approval.

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**V. TITLE COMPANY INFORMATION**

A title report must be supplied by the landowner as part of the TDR application.

Name of Title Company:

Address:

City, State, Zip:

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**­­­­­­­­­­­­­­­­­­­**

**VI. MORTGAGE COMPANY INFORMATION**

Are there any liens or mortgages on the property? [ ]  Yes [ ]  No

Mortgage Holder’s Name:

Address:

City, State, Zip:

##### VII. ESTIMATED DENSITY CALCULATION

We ask that you complete this worksheet to assist yourself and the Interagency Review Committee with evaluating the property. This is not a binding determination of the number of development rights a particular parcel may qualify to transfer.

To estimate the number of development rights that can be transferred from a sending site, the total area available for transfer must first be determined. The area available for transfer is the total sending site area minus a number of possible deductions (listed in Step 1). Then the transfer area is multiplied by the base density for the zoning designation of the sending site.

###### Step 1. Deductions

 acres in existing conservation easements or similar encumbrances

 +

  acres in submerged lands (i.e., lakes, rivers)

 +

 acres of land area required by the zone for existing or proposed development

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 **Total Deductions (in acres)**

###### Step 2. Sending Site Area Calculation

 total area of sending site (in acres) -  total deductions (in acres)

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**Total Available Sending Site Area (in acres)**

###### Step 3. Estimate Available Development Rights

Multiply the total sending site acreage from Step 2 by the base density for the appropriate zone as listed below. If a sending site contains more than one zone designation, repeat calculation for each zone.

Sending sites zoned: TDR Base density

 R-1 and designated as urban separator 4 rights / acre

 RA-2.5 0.4 right / acre

RA-5 0.2 right / acre

RA-10 0.2 right / acre

 A-10 or A-35 within agricultural production area 0.2 right / acre

 F within forest production district 1 right / 80 acres (or existing legal lot)

Base densities listed are for transfer purposes only and do not imply actual development potential of a parcel.

 acres sending site x  appropriate base density

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Estimated Available Development Right(s)**

Any fractions of development rights that result from these calculations shall not be included in the final determination of total development rights available for transfer. Total available development rights calculated shall be rounded down to the nearest whole number.

The estimated number of available development rights calculation is provided to assist you with evaluating the property and developing your management goals. This is not a binding determination of the number of development rights a particular parcel may qualify to transfer.

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**VIII. APPLICATION CHECKLIST**

Is the following information attached?

[ ]  Legal Description (Label as Attachment 1: Legal Description)

[ ]  Title Report (Label as Attachment 2: Title Report)

[ ]  Site Plan

[ ]  Wildlife Management Plan (if needed)

[ ]  Forest Stewardship Plan (if needed)

[ ]  Affidavit of compliance with Forest Practice Application requirements (if needed)

[ ]  Application Fee \*

\* Note: Per King County Code [27.10.170](https://www.kingcounty.gov/council/legislation/kc_code/36_Title_27.aspx), a fee for TDR sending site certification will be required once the application has been screened for completeness. For the most current fee, consult the [Fee Guides](https://www.kingcounty.gov/depts/local-services/permits/permits-inspections/fees.aspx) (Under *Use* - *Zoning*) on the Department of Local Services – Permitting Division website.

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**IX. PROPERTY OWNER CERTIFICATION**

I hereby certify that the information furnished on this application and the attachments are true, that I am the legal owner of the property described above, that I have marketable title to the property, and that I have the legal right to restrict the use of the property. I grant permission to King County to seek an update from the Title Company prior to its issuance of a Development Credit Transfer Certificate.

*\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

*Signature of Owner (Applicant) Date*

*\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

*Signature of Co-Owner (Co-Applicant) Date*