**How many development rights can I get?**

The zoning of a parcel and its size are used to calculate the number of development rights that are attached to a parcel. The number of residential development rights that an unincorporated sending site is eligible to sell is determined by applying the sending site base density dictated by the underlying zoning as established in Title 17, Zoning, to the area of the sending site. Any portion of the sending site used for residential development or reserved for future residential development in the TDR conservation easement shall be subtracted from the calculation at base density.

Example: Owner A wishes to rezone 80 acres of land currently zoned Forest and Range to Rural-5 (receiving site). Owner B owns 640 acres of land zoned Commercial Forest (sending site). Owner B’s property is eligible for up to eight TDR credits (640 ac. / 80 ac. = 8 or the total sending site acreage divided by the base density of underlying zoning). Owner A would be required to obtain four TDR credits from Owner B (4 x 20 ac. = 80 ac. or 1 TDR credit per 20 ac. of receiving site area). Owner B could then choose to retain the remaining four TDR credits or sell them to additional receiving sites.

**If I already have a house on my property, or if I would like to build a house in the future, can I still participate in the TDR program?**

Yes. If you have more than one development right available on your property (the combination of zoning and acreage would allow you to subdivide and build more than one house), then you may be able to participate in the TDR program. For example, if your house is on an 80 acre lot in an area zoned Forest and Range, you could transfer up to 3 TDR credits from your property and retain 1 for your residence.

**How do I buy or sell certified development rights?**

You can use a variety of methods much like buying or selling land or water rights. You can also contact CDS for a list of approved TDR sending sites or list of interested land developers.

**How do I apply to become a sending site?**

You can review the steps of the TDR enrollment process or contact CDS staff at any time (509)962-7506.
For more detailed information about the Program, visit the Kittitas County TDR Code (Chapter 17.13 KCC)

For questions about the TDR Program, please contact Kittitas County Community Development Services at:

411 North Ruby Street, Suite 2
Ellensburg, WA 98926
(509) 962-7506
www.co.kittitas.wa.us