



CALCULATION OF "CERTIFIED DEVELOPMENT RIGHTS"¹

The Transfer of Development Rights (TDR) Program allows for the calculation of the number of **Certified Development Rights** pursuant to Snohomish County Code (SCC) 30.35A.040. "TDR Certificates" will be issued by the County reflecting this number of **Certified Development Rights** upon acceptance of a conservation easement restricting non-farm development on the property. TDR Certificates may then be sold or transferred to others.

The number of Certified Development Rights is calculated as follows:

- A) Gross area of the sending site in square feet _____
- B) Square footage of the following:
- Number of existing legal residential dwelling units on the sending site times 435,600 sq. ft. (10 acres) _____
- Number of proposed (reserved) residential dwelling units on the sending site times 435,600 sq. ft. (10 acres) _____
- Portion of sending area proposed for preservation that is restricted by conservation easement or other encumbrance restricting development _____
- Portion of sending area proposed for preservation that is in the floodway. _____
- Total of items in (B) _____
- C) Sending site net area = item (A) minus the total applicable items in (B) _____
- D) Divide item (C) by 43,560 to establish acres _____
- E) Multiply the total in (D) by the transfer density factor of 0.4 (dwelling units per acre) in order to obtain the number of **Certified Development Rights** per SCC 30.35A.040. _____
- For legal lots less than 10 acres, a land owner may choose to base the certification on vested rights.
- (F) Number of lots over 12,500 sq. ft. created before March 15, 2005 **and not counted above** _____
- (G) Multiplied by transfer ratio of 4 (equivalent to the transfer density of 0.4 which is based on 0.1 dwellings per acre on A-10 zoned land) _____
- (H) Total number of **Certified Development Rights** (E) + (G) = _____

¹ Refer to Chapter 30.35A SCC (Snohomish County Code) for specific requirements.