



Transfer of Development Rights (TDR) Fee Schedule

TDR Application Review Fee and

Transfer of Development Rights Letter of Intent

\$300.00

*Fee for the review and approval of the TDR Applicant which is submitted the Planning Department by the sending property owner. This fee includes the issuance of the **Transfer of Development Rights Letter of Intent** - This letter is issued to the sending property owner by the Planning Department and determines the number of residential density rights a sending property has available for transfer to a receiving property or transferee.

Transfer of Development Rights Certificate

\$200.00

*This letter is issued to the sending property owner by the Planning Department agreeing to sever a specified number of residential development rights from a sending property in exchange for a restrictive deed covenant to which Frederick County is a party to on the sending property that restricts further development.

Transfer of Development Rights Certificate – Ownership Transfer

\$50.00

*If a sending property with a TRANSFER OF DEVELOPMENT RIGHTS CERTIFICATE changes ownership, the certificate may be transferred to the new owner if requested in writing to the Planning Department by the person(s) that owned the property when the certificate was issued, provided that the documents evidencing the transfer of ownership are also provided to the Department of Planning and Development.

Receiving Property or Transferee Approval

\$200.00

*Once the density rights are severed and ready to be sold/transferred to a receiving property or transferee the property/entity would need to be approved (per 165-303.01B&C) and a letter issued assigning the transferred rights to the receiving property or transferee.

Recordation of Sending Property Deed Covenant

\$100.00

*Recordation of a deed covenant that Frederick County is party to that outlines the number of rights a sending property has transferred and outlines future development restrictions for the property.

Recordation of Extinguishment Document

\$100.00

*Document that is recorded once the development rights are to be sold and applied to a receiving property or purchased and held by a transferee.