

Submitted 8-6-2014 - TDR Special Meeting.

TDR's



Dear Commissioners Dahlstedt, Dillon and Wesen:

As a member of the Skagit Chapter of Citizens Alliance for Property Rights, Transfer of Development Rights (TDR's) is an issue that I take very seriously.

Question; why don't we see private citizens in this room advocating support for the TDR program today? Why no Realtors or Building Industry advocates?

I'll tell you. I will quote the last paragraph of an Ohio State University Report on Transfer of Development Rights authored by Timothy J Lawrence.

"The distribution of development rights is the distribution of wealth, and distribution formulas raise equity issues at least as severe as those involved in rezoning. TDR programs may not provide the type of protection that a community might expect and may not provide the equitable distribution of the wealth that the landowners might expect. It has been argued that the only equitable basis for the distribution of development rights is in proportion to the losses landowners suffer due to change in land-use controls. Based on the current farmland TDR programs operating around the country, it is questionable if TDRs can satisfy those losses except in very limited and specific circumstances."

In closing; TDR programs have high costs and no benefits to the Public. Why are we spending needed resources on this failed program?

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cc: Kirk Johnson