

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action: Do Pass
Vote: 6 - 0 - 2
Yeas: Beyer, Nathanson, Sheehan, Smith J., Bentz, Read
Nays: 0
Exc.: Lindsay, Weidner
Prepared By: Zachary Rothmier, Administrator
Meeting Dates: 3/2, 3/4

WHAT THE MEASURE DOES: Modifies the pilot program for transferring development rights.

ISSUES DISCUSSED:

- Initial pilot plan had no participants
- The need for forest lands to convert to non-forest lands when the value of residential exceeds the value of the forest
- Market-based incentive
- Limited to 10,000 acres
- A voluntary system, must be approved by county government

EFFECT OF COMMITTEE AMENDMENT: No amendment.

BACKGROUND: Two laws were enacted in 2009 providing authorization and standards for transfers of development rights (TDR). One of these created a pilot program to be administered by the Department of Land Conservation and Development. The program has proved unsuccessful, with no approved projects to date. House Bill 2132 adjusts the provisions that are problematic, authorizes additional 'receiving areas' and allows for higher transfer ratios. The measure also resolves tax issues when the transfer is between two different jurisdictions.