



TDR PROGRAM

TRANSFER OF DEVELOPMENT RIGHTS



*Collier County
Community Development &
Environmental Services Division*



**For additional program information
or answers to
frequently asked questions,
visit our website at:**

www.colliergov.net/complanning/tdr

or email us at TDR@colliergov.net

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WHAT IS A “TDR”?

Collier County’s Transfer of Development Rights (TDR) program was adopted by ordinance on February 11, 2004. Its purpose is to direct growth away from environmentally sensitive lands in the Rural Fringe Mixed Use (RFMU) District. It provides a method of compensation to property owners of these important areas. These sensitive lands have been designated “Sending Lands.” Owners of Sending Lands can sell their residential development rights for use in “Receiving Lands” and some other locations in the County. Receiving



Lands are areas more suitable for development due to their lower natural resource and wildlife habitat qualities.

What are Sending Lands?

Areas known as Sending Lands are the most valuable environmental lands in the RFMU District. These include large connected wetland systems and significant habitat for protected species. The program promotes open space and protects these natural resources.

What are Development Rights?

Development rights are residential dwelling unit rights that can be severed from other rights of ownership, much like an easement or mineral rights. In the TDR program, these rights can be sold and then applied in Receiving Lands and other designated areas of Collier County. For this reason, they have significant value.

Counting Development Rights:

A TDR Credit is used as the unit of measurement when counting residential development rights. These are created as credits per acre. Generally, a property owner can sell residential development rights at the rate of 1 unit per 5 acres. (A credit could also be generated from a smaller parcel in existence before June 22, 1999 if certain conditions are met.)

What are TDR Credits Worth?

Market conditions will determine the price between a willing seller and buyer. However, the County has set a minimum sales price of \$25,000 per Credit unless transferred between related parties.

Once They’re Gone, They’re Gone:



That’s right, once severed, these rights can not be re-attached to the land. That’s because a conservation easement with perpetual existence takes the place of those development rights.

Finding a Buyer:

The County has created a registry for interested sellers and buyers. Sellers can also find buyers on their own. County approval is not necessary, but TDR issuance through an application process is required and must be submitted to the Collier County Comprehensive Planning Department.



Transferring Credits:

In order to transfer TDR Credits, they must be issued and recorded in the public records by Collier County. This ensures that TDR Credits are tracked from creation to ultimate use in a Receiving Land. You can list your TDR Credits for sale on the TDR registry at no charge. TDR Credits may be severed by completing an application, paying a fee of \$250 plus an additional \$25 per credit (maximum fees of \$2750), and providing or completing the following items:

- Legal description (warranty deed)
- Title search
- Affidavits & proof of sale price (if applicable)
- Other application requirements

A certificate will be issued and recorded. Any subsequent sale of the certificate must also be recorded by the county.

REMEMBER: IT’S VOLUNTARY.