



CITY OF BLACK DIAMOND (TDR) DEVELOPMENT RIGHT CERTIFICATE REQUIREMENTS

Thank you for the taking the time to apply for a development right certificate under the City's Transfer of Development rights program. This worksheet was created in order to help you move forward in this process. Below is a checklist of items that are needed in order to process your development right certificate and include:

Copy of the Final Letter of Notification sent to the property owner.

Copy of the Parcel Deed and Title.

Title report confirming that applicant is the owner of the parcel and has unrestricted legal right to transfer the development.

Legal Description and parcel numbers of the properties being applied for.

Mortgage and/or Lien Holder Subordination and Release or signed conservation easement (Recording Fee will apply).

Acknowledgment of intent to grant to the City of Black Diamond a conservation easement in a form provided by the city permanently restricting development uses to those allowed by the remaining development rights attached to the parcel, if any, and preserving the parcel's environmental/resource value.

Description of the area on the parcel that you'd like to include within the TDR program (Based on the area that is being asked to be included in the program, a site survey and map showing the area of the property for inclusion into the program may be required). Also describe any changes in the parcel occurring since the final letter of notification was issued.

Acknowledgement of intent to grant a fee simple deed to the parcel or a public trail easement, if bonus development rights are requested.

Completed application and payment of \$250 processing fee.

Staff understands that this process will take some time and is available to help you through this process. *In fact, we strongly recommend that you schedule a pre-submittal meeting with the Community Development Director, prior to submitting the application.* In addition, according to code, a fee in the amount of \$50 per TDR is required to be paid once the total amount of TDR's is agreed to and prior to the issuance of the Development Right Certificate.

Please contact permit staff at 360.886.5700 with questions. Thank you!

**CITY OF BLACK DIAMOND
(TDR) DEVELOPMENT RIGHT CERTIFICATE APPLICATION**

Tax Parcel #: _____

Owner Name:	Phone#:
Mailing Address:	City/St/Zip:
Owner Name:	Phone#:
Mailing Address:	City/St/Zip:
Owner Name:	Phone#:
Mailing Address:	City/St/Zip:

Number of Development Rights you wish to certify for possible transfer: _____

Describe any changes made or further study done to the property (dredging, clearing, development, wetland/stream study, etc) to the property since the Final Letter of Notification was issued:

Initial the following acknowledgements (*A and D must be initialed or your application will not be processed*):

_____ A) I/we acknowledge my/our intent, at the time we sell or otherwise transfer the development rights for which a Development Right Certificate (DRC) is issued, to grant to the City of Black Diamond a conservation easement permanently restricting development uses on the above parcel to those allowed by the remaining development rights attached to the parcel, if any, and preserving the parcel's environmental/resource value;

_____ B) I/we request that the City consider issuing bonus density rights and/or expanding the base development right allocation on the above parcel.

_____ C) If bonus development rights are requested, I/we intend to grant to the City a fee simple deed to the parcel for a public trail easement. (Initial's required to be considered for bonus density.)

_____ D) I/we acknowledge that upon issuance of the DRC a notice will be recorded which indicates issuance of the DRC and sets forth the number of development rights that have been certified for transfer.

_____ E) I/we acknowledge that all information in this application will become public record and will be accessible to the public for inspection and copying.

All owners of record or their representative(s) must sign below.

_____ Name

_____ Name

_____ Title

_____ Title

_____ Name

_____ Name

_____ Title

_____ Title