

# Comparison: TDR & Density Fee

- **Traditional TDR program**

- Private market transaction between buyer & seller
- Sales price negotiated directly between two
- Sometimes offers better pricing for large number of development right purchases
- Can reduce govt cost and involvement
- Program issues development certificates, records conservation easement

# TDR & Density Fee Programs

- **Density fee (like Burlington Ag Heritage)**
  - Developer purchases density credits at set price
  - Revenues aggregated and used for conservation purposes (Burlington → Farmland Legacy)
  - Easier to use for most developers
  - May be more understandable to general public
- **TDR experts recommend offering both options**

# Program design:

## *One possible option*

- **Density fee component**
  - Functions like Burlington Ag Heritage Program
  - Revenues provided to Farmland Legacy or new conservation program focused on forest and other resource lands
- **TDR component**
  - Private buyer-seller option (can work better for large transactions)
  - Potential sending areas: SF-NRL, RRc-NRL, IF-NRL; possibly Ag-NRL