**SPANISH FORK RIVER BOTTOMS**
**TRANSFERABLE DEVELOPMENT RIGHTS PROGRAM**

**TDR OVERVIEW**

**TDRs** - Allow you to transfer the right to develop land from a desired preservation area to another area within the City.

**Your Land** - When the rights to develop your land are sold, you can still use your land for agriculture, homestead & open space purposes.

**TDR Purpose** - Ultimately, this allows the River Bottoms to be preserved as open space and farm land forever.

**SELLER PROCESS**

Calculate TDRs = (A-F) x B
- A - Total Area of Property
- F - Floodway & 30% Slope Area
- B - Base Density Designation*

Submit Application**
- Receive:
  - TDR Certificate
  - Deed of Severance

Sell TDRs
- Connect with a Buyer
- Receive Payment
- Record a Deed of Transfer

**BUYER PROCESS**

Find & Secure Property
- Proof of Program Intent
  - Find Property in Sending Area
  - Write LOI or Buy Property

Submit Application**
- Receive:
  - Amount of TDRs Required
  - Deed of Transfer

Develop Property
- Guaranteed TDR Use
- Complete Approval Process
- Start Building

**SENDING / RECEIVING AREAS MAP**

*Base Density Designation -
- 1 unit / acre for land inside the 100-year floodplain
- & 2 units / acre for land outside the 100-year floodplain & 30% Slope

**Determination of Eligibility Application**
- The property must be annexed into Spanish Fork City
- Deeds of Severance & Transfer must be recorded in Land Records Office

For more information regarding the TDR program please contact Spanish Fork City, or refer to the Spanish Fork Municipal Code Section 15.3.20.070 Transfer of Development Rights.