



Whatcom County

Purchase of Development Rights Program

Steps to Participate in the Program

The PDR Program is a voluntary program that compensates property owners for the value of their unused development rights through the placement of permanent conservation easements. The following is an overview of the steps to participate in the program. This process typically takes two to three years to completion. Steps are not always completed in the order presented below.

1. Submit a PDR Application

Applications are available online at www.whatcomcounty.us/573 or call 360-778-5956 to request one. There is no application fee.

2. PDR Oversight Committee Approval

The committee reviews applications and determines which properties to pursue easement acquisition.

3. Submit a Lot of Record Application

This is to determine that a lot was legally created and determine the number of densities (development rights). Applications are available online at <http://www.co.whatcom.wa.us/DocumentCenter/View/2200/Lot-of-Record-Application-PDF>. There is an application fee.

4. Match Grant Funding

In order to expand the County's funding for the program, additional match funding is obtained through grants. Federal and state grant funders may have additional requirements.

5. Appraisal

Whatcom County hires an appraiser to determine the value of the development rights and the enacting conservation easement.

6. County Council Approval

Council reviews the committee's recommendations and determines which properties to pursue easement acquisition.

7. Conservation Plan

For agricultural and forestry conservation easements, a management plan is required to ensure the protection of natural resources.

8. Conservation Easement

A conservation easement is a document which protects a property's special conservation features by restricting the uses on the land. The easements recorded through this program are *permanent*.

9. Monitoring of Easement

Easements are monitored by an easement holder, typically the Whatcom Land Trust. Annual monitoring is completed to ensure the easement is being followed.



For more information, contact Becky Snijder van Wissenkerke at 360-778-5956 or rsnijder@whatcomcounty.us

Or visit our website at www.whatcomcounty.us/573