

CITY OF MILTON
TRANSFER OF DEVELOPMENT RIGHTS CERTIFICATE

Transfer of Development Rights Serial Number: _____

ONE DEVELOPMENT RIGHT

Date Issued: _____

Certificate Issued To:

Name: _____

Address: _____

City & Zip: _____

This development right is transferred from the following certified sending site, pursuant to Chapter 64, Article XIX, Section 1.7.4 of the Milton Code, and any subsequent ordinance regulating TDR sending sites that the City may adopt:

Community Development site file number: _____

Grantor: City of Milton, a political subdivision of the State of Georgia

Sending Site Parcel Numbers: _____

Sending Site Legal Description: Attached as **Attachment A**

This certifies that [name of landowner] owns **One (1) Development Right** removed from the sending site identified above, which has been qualified as a Transfer of Development Rights sending site by the City of Milton.

This Development Right may be used only on a receiving site(s) for additional density achieved through the Transfer of Development Rights program in accordance with Chapter 64, Article XIX, Section 1.7.6 of the Milton Code.

The official record of this Development Right is maintained by City of Milton. If there is any discrepancy between this Certificate and the official record, the official record shall control.

If the Development Right identified on this Certificate, or any portion thereof, is sold, conveyed, or transferred, the person acquiring the rights shall within ten (10) business days deliver to the City of Milton Community Development Director this original Certificate and a recordable Deed for Development Rights in favor of the acquiring party. A new Certificate in the buyer's name shall then be issued.

Approved by City of Milton Community Development Director

Signature

Date

STATE OF GEORGIA)
COUNTY OF FULTON)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the Community Development Director of the City of Milton, Georgia, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

This _____ day of _____, 20_____.

NOTARY PUBLIC

My Commission Expires" _____

To Redeem Development Rights:

In applying for receiving site approval, the applicant shall provide the Community Development Department with either a copy of this Certificate issued in the name of the applicant or a copy of this Certificate with a signed option to purchase this Development Right.

The original Certificate and a recordable Deed for Development Rights in favor of the owner of the receiving site must be submitted prior to subdivision map approval when the use of the TDR results in divisions of land, or prior to building permit issuance when the use of the TDR results in additional Density without a division of land. The applicant shall deliver the appropriate TDR Certificates issued in the applicant's name to the Community Development Department. The Community Development Director shall confirm that the requirements of the Milton Code have been met.

**SALE, CONVEYANCE, TRANSFER, AND REDEMPTION
OF DEVELOPMENT RIGHTS**

If the Development Right identified on this Certificate, or any portion thereof, is sold, conveyed, transferred and/or redeemed for use, the person acquiring and/or redeeming the right shall within ten (10) business days deliver to the City of Milton Community Development Department this original Certificate with this section properly completed.

Upon receipt of the original Certificate, a new Certificate will be issued to reflect the new number of rights available, if there are any, to the owner or to the person acquiring the rights after the sale, transfer, conveyance and/or redemption reported herein.

A. Fill out this section for a sale, conveyance, or transfer of development rights.

1. GRANTEE (Buyer) Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

2. GRANTOR (Seller) Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

3. ORIGINAL TDR APPLICATION NO.: _____

4. CERTIFICATE SELLER APPROVAL

Signature of Seller

Date

5. CERTIFICATE BUYER APPROVAL

Signature of Buyer

Date

6. ATTACH WRITTEN EVIDENCE OF TRANSACTION (e.g. Original Contract of Sale, Bill of Sale)

- B. Fill out this section for the redemption of development rights for use at a receiving site. Provide the Community Development Department with the Original TDR Certificate.**

OWNER (Person Redeeming Rights)

NAME: _____

ADDRESS: _____

CITY: _____

STATE/ ZIP: _____

**TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DIRECTOR
AT THE TIME THE DEVELOPMENT RIGHTS ARE REDEEMED**

- 1. RECEIVING SITE FOR WHICH DEVELOPMENT RIGHTS ARE REDEEMED: TAX PARCEL #(s) _____**
- 2. RECEIVING SITE PERMIT APPLICATION FILE #: _____
_____**
- 3. NUMBER OF RIGHTS REDEEMED: _____**
- 4. DEVELOPMENT RIGHT REDEEMER APPROVAL SIGNATURE:**

Signature

Date

Attachment A

Sending Site Legal Description

Parcel Number(s):

PARCEL A: [Legal description]

PARCEL B: [Legal description]

PARCEL C: [Legal description]