



St. Mary's County Department of Land Use and Growth Management
23150 Leonard Hall Drive, Leonardtown, Maryland 20650
Phone 301-475-4200 ext. 1500

**FEE IN LIEU OF TRANSFERABLE DEVELOPMENT RIGHTS
AGREEMENT**



This Fee In Lieu of Transferable Development Rights Agreement, dated _____ 20_____, is between the Commissioners of Saint Mary's County and _____ (the "Applicant"). In reference to the project (the "Project") below:

Project No: _____ Name: _____

Deed Reference _____

Election District: _____ Tax Map: _____ Grid: _____ Parcel: _____

Property Owner: _____

Address: _____

A. _____ # of equivalent TDR's required

B. \$5,280.00 (Fee in lieu set by CSMC 9/23/25)

C. \$ _____ Total Paid (A x B)

This Agreement memorializes the understanding between the County and the Applicant that in lieu of purchasing development rights from a sending parcel for the use in development of the above referenced Project, the Applicant paid a fee of \$ _____ to the County, which the County holds in a separate Open Lands Trust Fund for use in St. Mary's County land preservation efforts, as noted in Section 26.10 of the Comprehensive Zoning Ordinance.

The Applicant understands and acknowledges that this fee is not transferable or reimbursable. The fee-in-lieu plat note will be shown on a subdivision record plat or site plan, for use on pending development. This development right cannot be held for future purposes, may only be used on the project number noted above and shall not be used to speculate on price and potential use for development.

Per Sections 26.2 and 26.10 of the Comprehensive Zoning Ordinance, any fees collected for use in development of a receiving parcel in the Resource Conservation Area (RCA) will be set aside by St. Mary's County for acquisition of property in the RCA having a resource deserving of protection or which can replenish the Critical Farms Programs.

Exempt from recordation fee pursuant to § 3-603(a) of the Real Property Article of the Annotated Code of Maryland

P.O. BOX 653 • PATUXENT BUILDING • 23150 LEONARD HALL DRIVE, LEONARDTOWN, MD 20650
PHONE (301) 475-4200, EXT. 1500 • FAX (301) 475-4635 • www.stmaryscountymd.gov

Applicant Signature	Printed Name	Date
---------------------	--------------	------

Applicant Signature	Printed Name	Date
---------------------	--------------	------

Applicant Signature	Printed Name	Date
---------------------	--------------	------

State of Maryland, County of _____, to wit;

I hereby certify that, on this _____ day of _____ 20_____, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared

_____, _____, _____, known to me (or satisfactorily proven) to be the Applicant named in the foregoing Agreement and he/she/they being authorized so to do acknowledged that he/she/they executed the same for the purposes therein contained and, in my presence signed and sealed the same.

As witness my hand and Notarial Seal.

_____, Notary Public

My commission expires: _____

Agency approval:

Director of
Department of Economic
Development

Jessica S.B. Andritz or designee
Department of Land Use and Growth
Management

P.O. BOX 653 ♦ PATUXENT BUILDING ♦ 23150 LEONARD HALL DRIVE, LEONARDTOWN, MD 20650
PHONE (301) 475-4200, EXT. 1500 ♦ FAX (301) 475-4635 ♦ www.stmaryscountymd.gov