The PDC Program -- Briefly

- PDCs are development rights that are allocated by the Pinelands Commission to properties in sending areas that can be transferred to increase the amount of residential development permitted on other properties in receiving areas.

- Each PDC transfers the right to build four homes and can be bought and sold in 1/4 (or 1 right) increments.
- Include preservation (294,000 acres) and agricultural areas (106,000 acres).

- Conservation or agricultural easements are placed on the sending properties when the PDCs are severed.
Receiving areas consist of 24 Regional Growth Areas (76,000 acres) where municipal zoning plans allow for bonus densities through the use of PDCs or require a minimum % of PDC use.

PDCs can also be used in other areas of the Pinelands to build homes on undersized lots or on lots that require waivers (deviations) from environmental standards.
TOTAL RIGHTS ALLOCATED: 11,246
PDC Program
Lands Preserved by Management Area
Through Fiscal Year 2014

Total: 51,780 acres
Trends in First Time Sales of PDCs Between Private Parties Through Fiscal Year 2014

NUMBER OF RIGHTS

NUMBER OF RIGHTS SOLD FOR THE FIRST TIME BETWEEN PRIVATE PARTIES
MEAN & MEDIAN PRIVATE PDC SALES PRICES THROUGH FISCAL YEAR 2014

FISCAL YEAR

Mean Sales Price Per Right
Median Sales Price Per Right
# PDC Program
## Supply and Demand Estimates

<table>
<thead>
<tr>
<th></th>
<th>SUPPLY</th>
<th>DEMAND</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate</td>
<td>1,500 rights</td>
<td>950 rights</td>
</tr>
<tr>
<td>Future (2006 estimate)</td>
<td>8,100 rights</td>
<td>5,200 rights</td>
</tr>
<tr>
<td>Future (2014 estimate)</td>
<td>6,750 rights</td>
<td>TBD</td>
</tr>
</tbody>
</table>
Proposed PDC Enhancements

- Designate new receiving areas (Pinelands Towns)
- Allow municipalities to increase RGA densities
- Replace optional bonus densities with mandatory % of PDC use (sliding scale)
- Exempt affordable units
- State purchase of PDCs