

APPENDIX F

Measures That Could Be Taken by State Government to Reduce the Damage Caused by Shoreline Recession (Skidaway Institute of Oceanography 1985):

1. End all state expenditures, direct or indirect, in support of private coastal development. Require private coastal development to pay its full cost.
2. Halt tax free exempt financing of private development on ocean beaches.
3. Acquire undeveloped areas with natural features or recreational beaches important to the public.
4. End state funding for roads and other public works serving high risk areas unless most of the benefits accrue to public coastal areas.
5. Halt stabilization, including sea walls, groins, jetties and other hardened construction, especially since such structures usually set off a chain of greater and greater defenses that typically lead to appeals for public subsidy, while destroying nature's system of beach maintenance.
6. Create a property transfer tax to fund acquisition of important coastal resources, public beaches and beach access, as already done in Florida and Massachusetts.
7. Create a tax check-off system or provide for earmarking tax refunds for public purchase of property in the high risk zones.
8. Allow special favorable tax assessments for land in high risk zones whose owners donate conservation easements or adopt uses compatible with preserving the natural beaches (e.g., fishing camps, some recreational uses, parks, etc.).
9. Establish building set-backs that protect natural beaches and primary dunes and that prohibit permanent structures in threatened areas. Where seasonal changes in beaches create new beach areas, prohibit building on newly accreted land.
10. Require developers and real estate agencies marketing property to disclose in writing the risks of being in the high hazard areas, including the costs associated with such risks during the expected life of their building.
11. Require when recording each change of ownership or new financing, a current plat be filed showing the lot lines, location of buildings and the shoreline location. Deed descriptions might note specific risks of hazard zones.

12. Require a successful applicant for a permit to rebuild in a hazard area to waive their rights to petition government for public aid when future damage occurs.
13. Educate the public about the nature of open ocean beaches, public and private property interests, and the economic consequences of beach management options and about how hardened defenses of private property burdens the taxpayer and denies citizens access to and use of their public beaches.
14. Enact enabling legislation, if necessary, to allow local government to create transferable development rights programs.