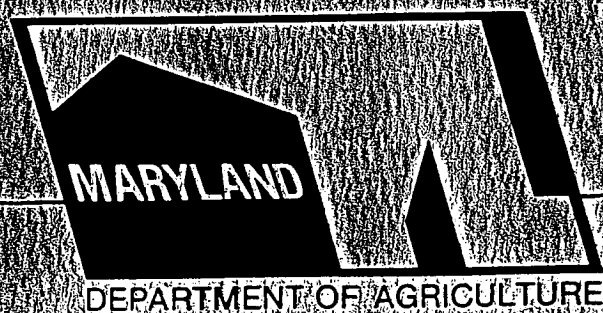


**MARYLAND
DEPARTMENT OF AGRICULTURE**

Maryland
Agricultural Land Preservation
Foundation

Annual Report
1981



HARRY HUGHES
Governor

Wayne A. Cawley, Jr.
Secretary of Agriculture

Hugh E. Bink
Deputy Secretary

MARYLAND
AGRICULTURAL LAND PRESERVATION FOUNDATION

A N N U A L R E P O R T
to the
Governor and General Assembly

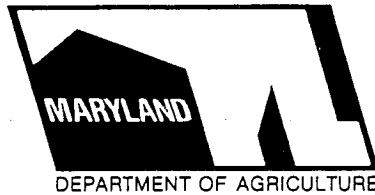
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MARYLAND AGRICULTURAL
LAND PRESERVATION
FOUNDATION

F. Grove Miller
Chairman

Alan R. Musselman
Executive Director



Harry Hughes
Governor

Wayne A. Cawley, Jr.
Secretary

Hugh E. Binks
Deputy Secretary

Parole Plaza Office Building
Annapolis, Maryland 21401
301-269-2331

January 1, 1982

The Honorable Harry R. Hughes, Governor
The Honorable James Clark, Jr., President of the Senate
The Honorable Benjamin L. Cardin, Speaker of the House

Gentlemen,

The Maryland Agricultural Land Preservation Foundation is pleased to submit its third Annual Report.

During 1981 the Foundation, with the aid of county Agricultural Preservation Advisory Boards, has continued implementation of the preservation program in a manner which indicates the prospect for success in preserving Maryland's most productive agricultural land resources.

Since our last report to you the amount of land established as Agricultural Preservation Districts has more than doubled to more than 50,000 acres. Preservation Districts have been formed in 18 of the 23 Maryland Counties and of the 326 farms now with Preservation District status the Foundation has been able to acquire permanent easements on 46 farms consisting of 7,800 acres and currently easement sale applications are pending on an additional 93 farms or 13,000 acres.

Beyond the voluntary participation of farmland owners in Maryland, there appears to be a new found emphasis on the permanency and future of agriculture and a strengthened commitment to keeping land in agricultural use.

These activities and attitudes, now prevalent in Maryland's farm community, may represent a very significant change in the trends of past decades during which productive farmland was being converted at annual rates as high as 60,000 acres to non-agricultural uses. Farmland conversion has been slowed demonstrably, possibly more by recessionary impacts upon the building industry, as by preservation directions. And yet, there is today tremendous development pressures on farmland and economic pressures on agriculture as a vital industry.

Our efforts to save farmland in this recessionary period of a cyclical economy will prove to have been borne of wisdom and foresight on your part.

Maryland has been in the forefront of public policy in a number of arenas in the past. Our efforts to save a vital farmland base is a new arena which has not gone unnoticed nationally. Maryland is now in a premier position with respect to permanent farmland preservation and several Maryland counties are closely monitored around the country relative to unique combinations of Districting, Easement, TDR, and Zoning approaches to farmland preservation on state and local levels.


With this presumed early success, we recognize that progress has been limited to voluntary commitment of about two percent (2%) of Maryland's farmland acreage.


Maryland is 4.2 million people living on a land area of which 2.4 million farm acres remain. We produce about fifty-five percent (55%) of food equivalent volume consumed in the state. To lose any significant amount of food productive land in Maryland will be tantamount to reducing both our economic health and our potential for continued fresh food production at home.

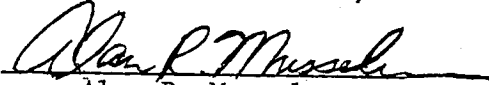
The Agricultural Land Preservation program is proceeding well and much credit must go to individual farmers, the state's farm organizations, County Preservation Advisory Boards and staff people from planning, Soil Conservation Districts and the Cooperative Extension Service. The network of volunteer emissaries for farmland preservation is growing and reflects a strong commitment.

The Foundation remains dedicated to implementing and improving upon this new effort and remains hopeful that State funding for preservation easement acquisition will attain the necessary level of \$10 - \$15 million annually for effective pursuit of our responsibilities.

Sincerely,


F. Grove Miller, Chairman
Board of Trustees


Wayne A. Cawley, Jr.
Secretary of Agriculture


Alan R. Musselman
Executive Director

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

BOARD OF TRUSTEES

The Board of Trustees of the Maryland Agricultural Land Preservation Foundation is responsible for governing and administering the program to preserve agricultural land in Maryland. During 1981 the Board has held nine public meetings and numerous working committee meetings in the conduct of its affairs. The Board of Trustees includes the following members:

Mr. F. Grove Miller Chairman 64 Grove Miller Lane North East, MD 21901	396-3086 (H) 922-3426 (W)	7/1/77 6/30/80 (Reapp't)	6/30/84
Honorable Wayne A. Cawley Secretary, MD Dept. of Agriculture Parole Plaza Office Building Annapolis, MD 21401	224-2161	1/31/79	Ex-officio
Hon. William S. James State Treasurer P.O. Box 666 Annapolis, MD 21404	224-3534	7/8/75	Ex-officio
Mr. William E. Burall Route 1 Mt. Airy, MD 21771	662-0096	7/1/77	6/30/85 (Reapp't)
Mrs. Erna Chapman 1660 Riedel Road Gambrills, MD 21054	721-0560	10/30/79 6/30/80 (Reapp't)	6/30/84
Mr. Samuel C. Linton, Jr. Box 110 Nanjemoy, MD 20662	246-4285 (H) 246-4464 (W)	7/1/77 6/30/80 (Reapp't)	6/30/84
Mr. Bradford Reeves Chaptico, MD 20621	884-3431	7/1/77	6/30/85 (Reapp't)
Mr. T. Allan Stradley Travilla Farm Chestertown, MD 21620	778-2680	7/1/79	6/30/83

cont.

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

BOARD OF TRUSTEES (cont.)

Honorable John Sherwood III Deputy Secretary, Maryland Dept. of State Planning 301 West Preston Street Baltimore, MD 21201	222-7700(M)	12/3/79	6/30/83
Mr. George Wills Wills and Associates Charles Center South 36 S. Charles Street Suite 404 Baltimore, MD 21201	321-8634(H) 539-4733(W)	7/1/79	6/30/83
Mr. William I. Guy Levin Dashiell Road Salisbury, MD 21801	742-3195	7/1/81	6/30/83
Mr. Alan R. Musselman Executive Director MD Dept. of Agriculture Agricultural Land Preservation Foundation Parole Plaza Office Building Annapolis, MD 21401	269-2333		

AGRICULTURAL PRESERVATION ADVISORY BOARDS

During 1978 and 1979 all twenty-three counties appointed a five-member Agricultural Preservation Advisory Board. Names and addresses of County Advisory Board members are available from the Foundation upon request.

The responsibilities of the Advisory Boards include the following:

1. To make recommendations to the local governing body with respect to the establishment of Agricultural Preservation Districts and approval of the purchase of easements.
2. To assist in monitoring Districts and easements.
3. To develop preservation criteria and priorities.
4. To promote preservation and provide information and assistance.

Advisory Boards, especially in those areas of the State where the pressure on agricultural land is greatest, have become increasingly active in pursuing implementation of the program.

COUNTY AGRICULTURAL PRESERVATION
ADVISORY BOARD CHAIRMAN

Alleghany	Mr. Kent Fuller 103 Robertson Lane Bel Air Cumberland, MD 21502
Anne Arundel	Mr. Martin Zehner Route 1, Box 175 Davidsonville, MD 21035
Baltimore	Mr. Wayne C. McGinnis 19524 Graystone Road White Hall, MD 21161
Calvert	Mr. Richard Horsmon Wallsville St. Leonard, MD 20685
Caroline	Mr. Gary Schoonover Route 1, Box 311 Greensboro, MD 21639
Carroll	Mr. Wilson Lippy 415 S. Houcksville Road Hampstead, MD 21074

Cecil	Mr. Donald Balderston 1865 Liberty Grove Road Colora, MD 21917
Charles	Mr. Hugh Gardiner, III Route 1, Box 1028 La Plata, MD 20646
Dorchester	Mr. Steele Phillips Star Route Vienna, MD 21869
Frederick	Mr. Royd R. Smith Two South Wisner Street Frederick, MD 21701
Garrett	Mr. Claude Wagner, Jr. Star Route Oakland, MD 21550
Harford	Mr. Samuel B. Foard, Jr. 4425 Fawn Grove Road Street, MD 21154
Howard	Ms. Nancy Shipley Moore 2525 Florence Road Woodbine, MD 21797
Kent	Mr. James Clark, Jr. R.D. 1, Box 174 Worton, MD 21678
Montgomery	Mr. Harrison King 22341 Goshen School Road Laytonsville, MD 20760
Prince George's	Mr. Roland Darcey 2506 Ritchie-Marlboro Rd. Upper Marlboro, MD 20870
Queen Anne's	Mr. Clark O. Nicholson Route 2, Box 236B Centreville, MD 21617
St. Mary's	Mr. James R. Owen Hermanville Lexington Park, MD 20653
Somerset	Mr. Joe Trumbauer Route 1, Box 442 Princess Anne, MD 21853

COUNTY AGRICULTURAL PRESERVATION
ADVISORY BOARD CHAIRMAN

Talbot

Mr. Allen Baynard
Route 1, Box 274
Trappe, MD 21673

Washington

Mr. Leonard W. Lowry
Wishard Road
Route #4
Hagerstown, MD 21740

Wicomico

The Honorable Mary L. Nock
Canal Woods
Salisbury, MD 21801

Worcester

Mr. Harold Morris
Planning Director
111 N. Washington Street
Snow Hill, MD 21863

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
1981 ANNUAL REPORT

Description of Agricultural Land Preservation Approaches

Maryland Agricultural Land Preservation Program Summary

The Maryland Agricultural Land Preservation Foundation was created by the General Assembly in an effort to preserve productive agricultural land and woodland. The Foundation program is intended to ensure that resources will be available for future production of food and fiber for citizens of the State.

The program provides for the establishment of Agricultural Preservation Districts and the sale of development rights easements and is administered by an 11 member Board of Trustees, appointed by the Governor.

The program is completely voluntary on the part of landowners and is dependent upon the cooperation of local governments and requires the local appointment of five (5) member Agricultural Preservation Advisory Boards which assist in promotion and implementation of the program.

Agricultural Preservation Districts

An Agricultural Preservation District consists of one or more parcels of productive agricultural land or woodland, voluntarily initiated by landowner(s). The District entails a formal agreement between the landowner and the Agricultural Land Preservation Foundation (with approval of the local governing body) that the land will not be developed for at least a period of five (5) years. Land must meet minimum criteria established by the Foundation to be eligible for District status. Minimum eligibility criteria established by regulation include the following:

- (a) *Agricultural preservation districts shall consist of land which is either used primarily for the production of food or fiber or is of such open space character and productive capability that continued agricultural production is feasible.*

- (b) The majority of the land area of any district should consist of U.S.D.A. Soil Capability Classes I, II and III or U.S.D.A. Woodland Groups 1 and 2. Exceptions may include land areas of lower general capability but which are characterized by special capabilities or production as a result of soil, microclimatic, topographic, or hydrologic features, and areas of existing, extensive, specialized production, including dairying, livestock and poultry production, and fruit and berry production.
- (c) District Size Criteria: An agricultural preservation district may not be less than 100 contiguous acres, except that less than 100 contiguous acres may constitute a district where smaller acres are characterized by special capabilities or production as a result of soil, microclimatic, topographic, or hydrologic features.
- (d) Locational Criteria: Land within the boundaries of a ten-year water and sewerage service district may be included in an agricultural preservation district only if that land is outstanding in productivity and is of significant size.
Note: Refer to County Water and Sewerage Plan.

In addition to these minimum statewide criteria, counties may establish more stringent local criteria.

The benefits of establishing a District which accrues to the landowner include the protection of and preference for normal agricultural activities (i.e. noise, odor, dust) via local ordinance, some protection from ill-planned state and local capital projects through informal interagency planning coordination, and eligibility for development rights easement sale to permanently preserve the land with compensation. Districts, thus, entail commitments on the part of landowners, local governments and state government.

Procedurally, petitions for the establishment of Districts are submitted to the local government where it is required that the Agricultural Preservation Advisory Board and the County planning and zoning body review it. If either body recommends that the district should be approved, the county governing body must hold a public hearing on the petition. If the county governing body recommends approval, the petition is forwarded to the Agricultural Land Preservation Foundation for review. After the petition has been reviewed and approved by the Foundation, it is returned to the county governing body who establish the district by local ordinance. If the petition does not receive the approval of both the county governing body and the Foundation, a District may not be formed. When a District is formed, the landowner(s) agree not to develop the land for other than agricultural purposes for a minimum of five years. If within five years, an agricultural easement has not been purchased from the landowner(s) by the Agricultural Land Preservation Foundation, then the landowner(s) may terminate the inclusion of their property in the District or continue its status indefinitely.

The most significant incentive for District establishment is eligibility for the sale of development rights easement.

To date approximately 50,000 acres of farmland have been included in Districts in 18 counties. With implementation having begun in early 1979, this level of voluntary commitment of land to Districts represents nearly two percent (2%) of the remaining agricultural land in the first two years of program implementation.

Participation is very much concentrated in agricultural areas of the State under most development pressure, principally the metropolitan area counties. The greatest level of commitment to Districts is in Carroll County where more than 10,000 acres of farmland have District status. The principal impetus here, as elsewhere, is in the possibility of easement sale.

Development Rights Easement

A development rights easement is simply a restriction on the use of land which the owner willingly allows the Foundation to impose in exchange for monetary compensation for the value of the easement or his asking price, whichever is lower. The value of the easement is determined by comparing the value of the land as restricted to agricultural use to the value of the land on a fair market basis with the difference being the value of the easement. Agricultural easements may only be purchased on land that is located within an Agricultural Preservation District. In order to sell an easement, the owner of land located within a District must submit an application to the Agricultural Land Preservation Foundation. The Foundation must forward the application to the county governing body for review. Upon receipt of the application, the county governing body is required to ask the Agricultural Preservation Advisory Board for their recommendation. The Board reviews the application in light of the following factors: (1) Foundation criteria (same as for District), (2) Local patterns of land development, (3) Local priorities for agricultural land preservation. A public hearing must be held by the Board if it is requested by either a majority of the Board a majority of the county governing body or the applicant. If the county governing body approves of the application, the Foundation may proceed with the purchase of the easement. The Foundation is explicitly prohibited from purchasing any easement which has not received a favorable recommendation from the county governing body.

Once approved by the local government and by the Foundation, applications are ranked according to the relative ratios of asking price to easement value as appraised. This priority ranking is the sole criteria for prioritizing easement acquisitions. Thus, a competitive bidding system governs which farms will receive offers to buy development rights easements.

The effect of an easement is the permanent preservation of farmland, though there is the possibility of review of the easement and repurchase after 25 years if the farm is no longer agriculturally viable. However, the procedures and determinations required to allow repurchase are so stringent that in practicality easements acquired are in perpetuity with repurchase very unlikely.

Funding

The Maryland Agricultural Land Preservation Fund was established in conjunction with the program. Its sources of funding may include appropriations, revenues, gifts and donations. Principal sources of funds have been appropriated from Program Open Space (Real Estate Transfer Tax Revenues) and revenues from the (Development Tax) Agricultural Transfer Tax.

Projected funding requirements for effective implementation of the program are \$10 - \$15 million annually.

The Fund is divided in two parts: General Allotted Funds (available to each county equally), and Matching Allotted Funds (available to each county with an approved program and a local matching commitment of funds).

To date total funding has been as follows:

<u>Agricultural Land Preservation Fund</u>	<u>Local Matching Funds</u>
FY'80 - \$ 2 million	\$ 1.3 million
FY'81 - \$ 3.7 million	\$ 3 million
FY'82 - \$ 4.4 million	\$ 3 million

Local matching fund commitments continue to exceed State funding capability on a sixty-percent (60%)/forty-percent (40%) local basis as provided by law.

The FY'82 General Allotted Funds available to each county total \$ 95,000, in most cases an insufficient amount to acquire an easement on a single farm unless applications are competitive on a statewide basis.

Funding is, of course, a principal issue for the future of Maryland's Agricultural Land Preservation efforts.

MARYLAND AGRICULTURAL LAND
PRESERVATION FUND

Certified FY'81 Fund Amount	\$ 3,772,834.88
FY'81 Easement Acquisition Expenditures and Encumbrances	- \$ 3,701,982.57
FY'81 Estimated Fees (Additional) (Survey, Legal, Settlement)	- \$ <u>57,542.15</u>
FY'81 Fund Balance (Unencumbered)	\$ 13,310.16
FY'80 Unexpended Fund Balance	\$ 82,532.79
FY'81 Program Open Space Appropriation to MD Agricultural Land Preservation Fund	\$ 3,500,000.00
FY'81 Development Tax Revenues 12/16/80 - 6/30/81	\$ 238,218.93
FY'82 Agricultural Transfer Tax Revenues 7/1/81 - 10/31/81	\$ <u>563,182.14</u>
FY'82 Agricultural Land Preservation Fund Balance for Certification	\$ <u><u>4,397,244.02</u></u>

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

COMPOSITE
FY'82 ALLOCATION OF FUND

Certified Fund Balance \$4,397,244.02
General Allotted Funds \$2,198,622.01
Matching Allotted Funds \$2,198,622.01

County	General Allotted Funds	60% Foundation Matching Allotted Funds	40% Local Matching Funds and (Total Amount Committed)	Total Funds Available 1st Round
Allegany	\$ 95,592.26	\$ -----	\$ -----	\$ 95,592.26
Anne Arundel	95,592.26	366,294.25	244,196.15 [410,000.00]	706,082.66
Baltimore	95,592.26	366,294.25	244,196.15 [900,000.00]	706,082.66
Calvert	95,592.26	225,000.00	150,000.00	470,592.26
Caroline	95,592.26	-----	-----	95,592.26
Carroll	95,592.26	366,294.25	244,196.15 [525,000.00]	706,082.66
Cecil	95,592.26	-----	-----	- 0 -
Charles	95,592.26	-----	-----	95,592.26
Dorchester	95,592.26	-----	-----	- 0 -
Frederick	95,592.26	300,000.00	200,000.00	595,592.26
Garrett	95,592.26	-----	-----	95,592.26
Harford	95,592.26	-----	-----	95,592.26
Howard	95,592.26	366,294.25	244,196.15 [660,000.00]	706,082.66
Kent	95,592.26	-----	-----	- 0 -
Montgomery	95,592.26	208,445.00	138,963.33 [450,000.00]	443,000.59
Prince George's	95,592.26	-----	-----	- 0 -
Queen Anne's	95,592.26	-----	-----	- 0 -
St. Mary's	95,592.26	-----	-----	- 0 -
Somerset	95,592.26	-----	-----	- 0 -
Talbot	95,592.26	-----	-----	- 0 -
Washington	95,592.26	-----	-----	95,592.26
Wicomico	95,592.26	-----	-----	- 0 -
Worcester	95,592.26	-----	-----	- 0 -
TOTALS	\$2,198,621.98	\$2,198,622.00	\$1,465,747.93 [\$3,295,000.00]	\$ 4,907,069.31 Add Funds 955,922.60 TOTAL 5,862,991.91

Progress

Agricultural Preservation Districts have been established in 18 of the State's 23 counties. Approximately 50,000 acres (324 farms) now have Agricultural Preservation District status. The most active county continues to be Carroll where 88 farms are in Districts. Statewide easements have been acquired on more than 7,800 acres.

In the first two years of acquisition, the Foundation has acquired easements on 48 farms totalling 7,821 acres in nine (9) counties. Applications are currently pending 1982 action on more than 13,000 acres.

It is evident that the greatest program activity is occurring in those counties with the greatest development pressure and local priorities, funding and leadership have greatly influenced program implementation.

Notable community commitments to farmland preservation exist in the Lisbon area of Howard County, the Uniontown-Taneytown area of Carroll, the Whitehall area of Baltimore, the Lothian-Greenock area of Anne Arundel and because of local priorities, those farms subject to sale and transfer in Frederick County.

The following summary chart represents the current status of Districts and easement acquisition.

PROGRAM SUMMARY

COUNTY	AGRICULTURAL PRESERVATION DISTRICTS		EASEMENTS ACQUIRED OR WITH CONTRACT STATUS		EASEMENT SALE APPLICATIONS PENDING	
	NO. OF FARM PROPERTIES	ACRES	NO OF FARM PROPERTIES	ACRES	NO OF FARM PROPERTIES	ACRES
Allegany	2	243.36	-	-	1	68.36
Anne Arundel	38	4,005.67	1	89.5	10	1,074.58
Baltimore	23	3,378.10	3	331.14	11	1,860.19
Calvert	10	1,383.80	2	520.82	3	309.83
Caroline	15	3,543.31	-	-	5	-
Carroll	88	11,747.32	29	4,423.40	34	4,254.53
Cecil	4	1,429.86	-	-	-	-
Charles	4	783.16	-	-	1	222.76
Dorchester	8	1,454.79	-	-	-	-
Frederick	26	4,283.03	3	502.0	5	645.83
Garrett	7	837.35	1	175.33	2	281.45
Harford	22	3,250.99	1	135.0	5	851.02
Howard	35	5,109.12	7	1,429.95	10	1,415.70
Kent	0	-	-	-	-	-
Montgomery	3	649.0	1	214.0	1	296.46
Prince George's	0	-	-	-	-	-
Queen Anne's	5	2,114.18	-	-	-	-
St. Mary's	5	1,222.50	-	-	-	-
Somerset	0	-	-	-	-	-
Talbot	13	2,366.85	-	-	-	-
Washington	16	2,234.59	-	-	-	-
Wicomico	0	-	-	-	5	1,253.98
Worcester	0	-	-	-	-	-
		Districts		Easements		Current Application:
	324 Farms	49,034.98 Acres	48 Farms	7,821.14 Acres	93 Farms	13,288.37 Acres

TOTALS

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

Easement Acquisitions

FY 77' 74 acres ✓

No. of Farms Average Acres Average Farm Size Average Ask. Price Easements Acquired Average Fair Mkt. Val. Easements Acquired Average Use Val. Easement Acquired Av. Price Paid for Dev. Rights Easements

	No. of Farms	Average Acres	Average Farm Size	Average Ask. Price Easements Acquired	Average Fair Mkt. Val. Easements Acquired	Average Use Val. Easement Acquired	Av. Price Paid for Dev. Rights Easements
FY'80	13	2,239.89	172	\$1,486/ac.	\$2,779/ac.	\$ 1,740/ac.	\$955/ac.
FY'81	34	5,544.36	163	\$ 933/ac.	\$2,468/ac.	\$ 1,514/ac.	\$872/ac.
Cumulative Totals & Averages	47	7,784.25	166	\$1,092/ac.	\$2,557/ao	\$ 1,580/ac.	\$896/ac.

- Notes: 1. Foundation has paid average of 91% of Easement Value
 2. Easement costs equal 35% of fair market value of land.

Local Approaches to Agricultural Land Preservation

County governments in Maryland have increasingly utilized the conferred planning and zoning powers of Articles 66B and 25A to establish and implement local approaches toward the preservation of agricultural land.

In addition, a number of counties use enabling tax law and new enabling legislation in devising complementary policies and programs designed to retain agricultural land.

The affect of local agricultural zoning has changed rather dramatically since 1975. Exclusive and near-exclusive agricultural zones have been established in six (6) counties and are under consideration in three (3) additional counties. This zoning approach is: (1) Compatible with local comprehensive plans which, by goal and policy, call for the preservation of productive agricultural lands; (2) is effective in short-term preservation of farmland but not necessarily permanent; (3) has in many cases been politically contingent upon there being some form of compensation for lost development rights through easement sale or transfer of rights available to affected landowners and (4) appears to be complementary to compensatory land preservation approaches.

The concept of the transfer of development rights is now in use in Montgomery and Calvert Counties. This concept entails the sale of development rights from a farmland owner to a landowner in a designated development rights receiving area. Once acquired the development rights may be used to increase the permitted residential density of development in the receiving area and the property from which the rights were acquired will be permanently restricted to agricultural use.

While this approach seems to hold great promise for success, its practical application has shown few positive results, though transfers have begun to take place in both counties. The concept is now being considered in both Howard and St. Mary's Counties.

Transfer of development rights and purchase of development rights are simultaneously workable approaches in the same jurisdiction with or without exclusive agricultural zoning.

Montgomery County has, in addition, established a procedure for "banking" development rights for later transfer by the county to receiving areas. This method is, in effect, a market "back-up system" in the event that the market for development rights in the private sector does not keep pace with the demand for farmland development rights sale.

The following chart represents combination of state and local approaches currently in effect and proposed:

MARYLAND AGRICULTURAL LAND
PRESERVATION FOUNDATION

COUNTY
AGRICULTURAL PRESERVATION
ACTIVITIES

COUNTY	AGRICULTURAL PRESERVATION DISTRICTS	APPLICATIONS FOR EASEMENT SALE	EFFECTIVE AGRICULTURAL ZONING 1 *	TDR ²	LOCAL PDR ³ *	TDR BANKING ⁴	STATE PROGRAM LOCAL MATCHING FUND
Allegany	x	x					
Anne Arundel	x	x	x				x
Baltimore	x	x	x		x		x
Calvert	x	x		x			x
Caroline	x	x					
Carroll	x	x	x				x
Cecil	x						
Charles	x	x					
Dorchester	x	x					
Frederick	x	x	x				x
Garrett	x	x					
Harford	x	x	x				
Howard	x	x			x		x
Kent							
Montgomery	x	x	x	x		x	x
Prince George's							
Queen Annes	x						
St. Mary's	x	x					
Somerset							
Talbot	x						
Washington	x	x					
Wicomico							
Worcester			x				
	18	15	7	2	2	1	7

* Explanation on the following page.

- *1. Effective Agricultural Zoning - Does not permit extensive urban sprawl or large scale subdivision of farmland.
- *2. T.D.R. - Transferrable Development Rights - Development rights are transferred from farm properties to developable properties to preserve the farm and increase residential density permissible on receiving parcel.
- *3. P.D.R. - Purchase of Development Rights - Same as state program easement acquisition.
- *4. T.D.R. Banking - Interior local government acquisition of transferrable development rights for larger resale in designated receiving areas.

The variety and combinations of approaches to land preservation now in effect are concentrated in those areas of the state experiencing most development pressure, with the notable exceptions of Prince Georges and Charles Counties. The combinations of approaches are likely to expand and change as some are found to be more effective than others and as development pressures begin to unacceptably affect agricultural land resources in other counties.

MD Agricultural Land Preservation FoundationPROGRAM SUMMARY

<u>COUNTY</u>	<u>AGRICULTURAL PRESERVATION DISTRICTS</u>		<u>EASEMENTS ACQUIRED OR WITH CONTRACT STATUS</u>	
	<u>NO. OF FARM PROPERTIES</u>	<u>ACRES</u>	<u>NO. OF FARM PROPERTIES</u>	<u>ACRES</u>
Allegany	3	343.39	--	--
Anne Arundel	41	4,264.95	5	551.64
Baltimore	43	6,087.78	3	1,237.57
Calvert	15	2,324.90	5	830.65
Caroline	19	3,214.55	2	422.12
Carroll	122	17,921.64	46	6,580.42
Cecil	5	1,427.86	--	--
Charles	5	885.16	--	--
Dorchester	8	1,454.79	--	--
Frederick	40	7,000.98	8	1,147.83
Garrett	9	1,086.02	2	351.78
Harford	23	3,117.99	5	829.97
Howard	43	6,121.10	10	1,974.95
Kent	0	--	--	--
Montgomery	8	1,530.30	2	510.46
Prince George's	0	--	--	--
Queen Anne's	7	2,525.88	--	--
St. Mary's	7	1,502.12	--	--
Somerset	0	--	--	--
Talbot	15	2,555.75	--	--
Washington	16	2,234.59	2	420.23
Wicomico	0	--	--	--
Worcester	0	--	--	--
	<hr/>	<hr/>	<hr/>	<hr/>
	429	65,599.75	95	14,857.62
	Farms	Acres	Farms	Acres