

(1986 Edition and July, 1991 Supplement, as amended)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

**Article 5 – Calvert County**

12-101.

(a) In this subtitle the following words have the meanings indicated.

(b) [“A-1 zoned area” means an area designated by the county Zoning Ordinance as Agricultural “A-1” District.

(c) “Agricultural preservation district” means ~~at least 300 acres of contiguous land or 500 acres of noncontiguous land which presently is devoted actively to agricultural or forest use~~ AN AREA OF AGRICULTURAL OR FOREST LAND VOLUNTARILY PLACED IN THE CALVERT COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM BY THE OWNER WITH THE APPROVAL OF THE CALVERT COUNTY AGRICULTURAL PRESERVATION ADVISORY BOARD.

[(d)] (C) “Board” means the Agricultural Preservation Advisory Board of Calvert County.

[(e)] (D) “Designated agricultural area” means those areas of the county identified by the [agricultural preservation advisory board] AGRICULTURAL PRESERVATION ADVISORY BOARD as having the greatest potential for maintaining a viable level of agricultural or forest production.

[(f)] (E) “Development option” means the right of a landowner in an agricultural preservation district to convey the privilege that permits a person to increase the density of residential use of land in a designated transfer zone.

(F) “DEVELOPMENT OPTION AGREEMENT” MEANS A RECORDED INSTRUMENT WHICH SETS FORTH THE PROVISIONS OF THE CONVEYANCE OF THE DEVELOPMENT OPTIONS. THE FORMAT AND MINIMUM CONTENTS SHALL BE ESTABLISHED BY THE COUNTY COMMISSIONERS.

(g) “Development right” means the right an agricultural owner conveys to a person that permits the person to increase the density of residential use of land in a designated transfer zone. A development right comes into existence only after a development option has been conveyed by an owner in an agricultural preservation district.

(h) “Program” means the Calvert County Agricultural Land Preservation Program.

(I) “RURAL ZONED AREA” MEANS AN AREA DESIGNATED BY THE ZONING ORDINANCE AS A RURAL DISTRICT.