

Preserving Farm and
Forestland in Calvert
County, MD.

Overview of Presentation

- Why preserve land?
- Can we preserve land and protect land equity?
- How do the County programs work?
- How does one apply for the County programs?
- What about State land preservation programs?
- Are we being successful?

Why Preserve Land?


- To preserve farm and forest industries.
- To have local fresh food and other farm and forest products.
- To preserve the rural character of the county.
- To protect environmental and cultural resources.



Can We Preserve Land and Protect Land Equity?

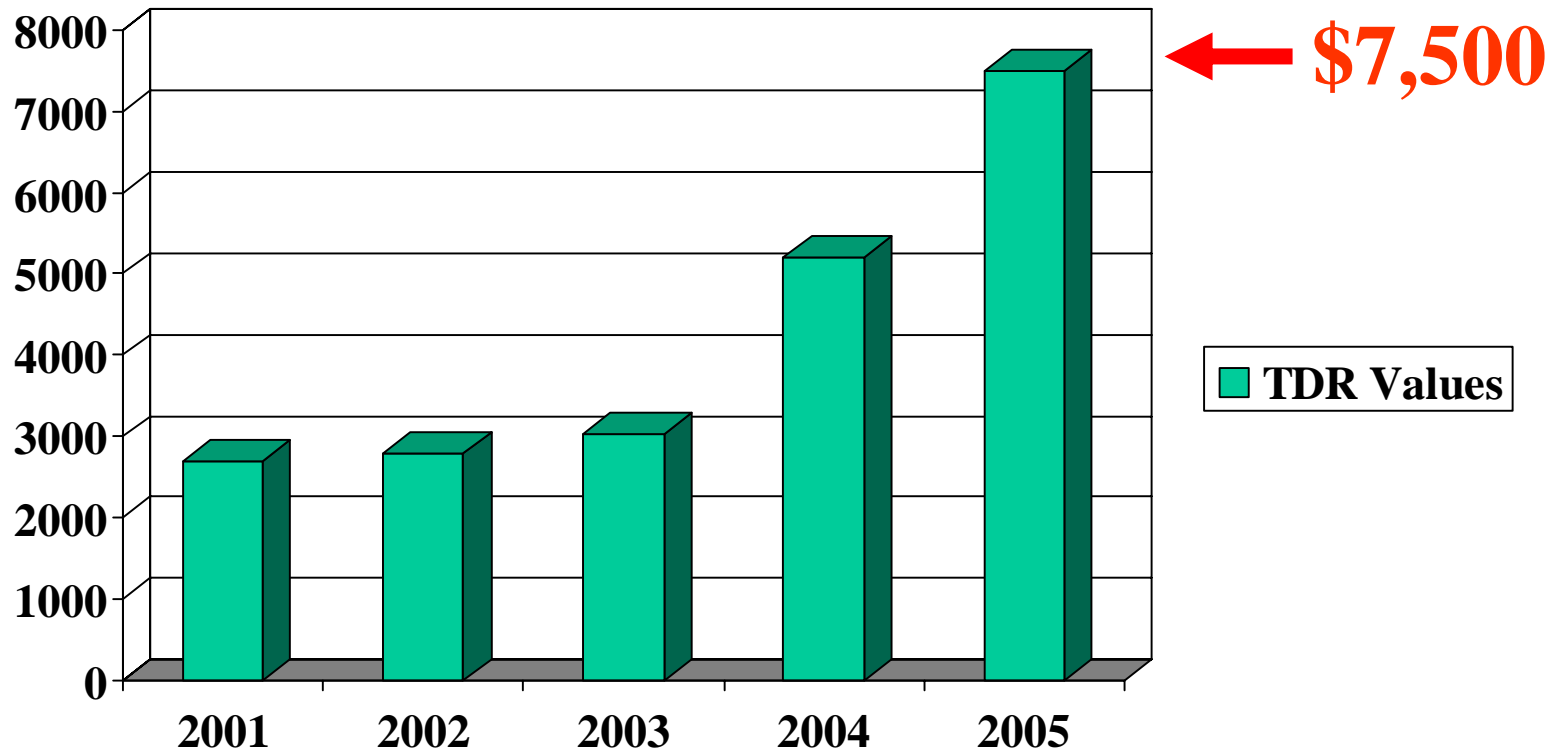
What Factors Affect Land Value?

- **Topography**
- **Farm Productivity**
- **Road Access**
- **Adjacent property uses and views**
- **Market pressures**
- **Allowable zoning density**

A photograph of a rural landscape. In the foreground, there is a lush green field of crops, likely soybeans. In the middle ground, a large red barn with a white metal roof stands prominently. Behind the barn is a dense line of green trees, and the sky above is a pale, overcast grey.

Land preservation programs separate the “development rights” associated with zoning from the “residual or farm value.” Thus owners can sell the development potential, without selling their land.

Average Per Acre Development Rights Values

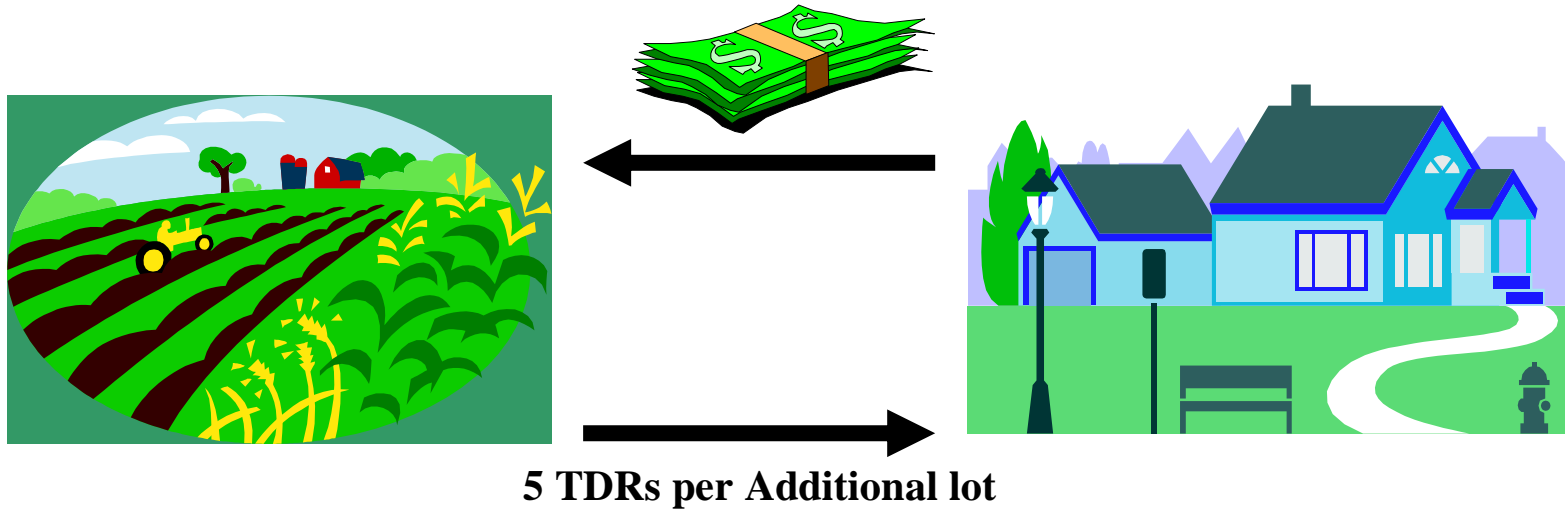


Development Right values have grown steadily, particularly in the last few years, mirroring the increase in land values. The highest price thus far is \$11,000 per Development Right.

How Do The County Programs Work?

- Owners enroll into an Agricultural Preservation District and “certify” the number of development rights they have.
- This enables them to sell the “development rights” and retain the “residual or farm value” of land, which usually includes the ability to have a farm house, and up to three lots, depending on farm size.
- The “development rights value” + “the residual value” can meet or exceed the market value of the land.

1. Transferable Development Rights - TDRs



Farm and Forest
and Rural Community
Districts

Transfer zones in Rural
Community and Residential
Districts and in Town Centers

Farmers sell their development rights to developers who can build more houses on lands that they are developing.

What about the Receiving Areas?



We've had dozens of successful projects, from single-family projects to multi-family--some of the nicest housing communities in the County.

Can TDRs Be Used For Anything Else? Yes . . .

- To meet the Maryland Forest Conservation Act, developers (mainly commercial) and governments often need to mitigate forest loss on their site by replanting or by permanently preserving existing forest elsewhere.
- APD owners willing to reserve lands permanently for forest retention may sell Forest Conservation TDRs from those properties. Timber may be harvested as long as the land remains forested. A plat must be recorded to denote the Forest Conservation Area.



2. Purchase and Retirement (PAR) Fund



Calvert County purchases and retires up to 10 development rights from willing land owners, thus preserving the land and reducing residential density.

This option reduces the number of houses to be built in Calvert.

3. Leveraging and Retirement (LAR) Fund



Development Rights



Calvert County agrees to purchase and retire all of the development rights as per an installment purchase agreement. The County also pays tax-free interest on the money until the end of term of the agreement.

This option reduces the number of houses to be built in Calvert.

How Does One Apply to the County Programs?

- Make application to the Agricultural Preservation Advisory Board (APAB) for an Agricultural Preservation District (APD). [Click here](#) to visit their website and download all applicable forms.
- The APAB reviews all applications based on the standards in the “Rules and Regulations.”
- If the application is approved, then the County prepares a recording form.
- Once the APD is recorded, the owner(s) may apply to the Board of County Commissioners (BOCC) to certify the number of development rights.
- Once the development rights are certified an owner may sell them through either of the County’s three programs (Transferable Development Rights, Purchase and Retirement Fund, or Leveraging and Retirement Program).

How does one find out more about the State Programs?

- To find out more about the Maryland Environmental Trust (MET), [click here](#).
- To find out more about the **Maryland Agricultural Land Preservation Foundation (MALPF)**, [click here](#).
- To find out more about the Rural Legacy Program, [click here](#).

Are We Being Successful?

- Transferable Development Rights (TDRs): 12,000 acres preserved
- County Purchase of Development Rights Programs: 5,500 acres preserved
- State Purchase of Easements: 7,000 acres preserved.

24,500 acres have been preserved, out of a goal of 40,000 acres.

**For More Information,
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