



Preserving Your Land

You can preserve land through multiple programs in New Jersey:

- **The Green Acres Program**, a division of the Department of Environmental Protection to preserve open lands and recreational parks.
Most acquisitions are the “fee simple” purchase of land that then becomes a municipal, county or State park, watershed buffer or natural wildlife refuge area.
- **The Farmland Preservation Program**, administered by the independent State Agriculture Development Committee (SADC), to acquire the development rights on privately owned farmland.
Most acquisitions are of development rights in which an easement is placed on the land which remains in private ownership restricted to agricultural use under SADC jurisdiction.

The Green Acres Program offers multiple components:

- Acquisition directly by the State
- Acquisition by Counties and Municipalities through State Grants & Loans
- Acquisition by Municipalities with “Planning Incentive” Status
- Acquisition by Urban Aid Municipalities through State Grants & Loans
- Acquisition by Nonprofit Land Trusts through State Grants
- Donation of Land for Tax Deduction Benefits
- Giving Public Access to Land by Nonprofits for Property Tax Exemption

The Farmland Preservation Program has multiple land preservation components:

- Purchase of Development Rights by State Direct program
- Purchase of Development Rights by Counties
- Purchase of Development Rights by Municipalities with “Planning Incentive Grant” Status
- Purchase of Development Rights by Nonprofit Land Trusts
- Acquisition of Land by State “Fee Simple” Purchase program (for subsequent public auction)

The Garden State Preservation Trust is a *financing authority* that provides the funds to these agencies for their preservation projects. The GSPT administrates a \$2 billion, 10-year land preservation effort sustained by the annual constitutional dedication of \$98 million in the State Sales & Use Tax, approved by the voters in Nov. 1998, and by the issuance of \$1.15 million in bonds during 2003 and 2004.

The Garden State Preservation Trust also funds the New Jersey Historic Trust which provides grants for the preservation, repair and restoration of historic properties listed or nominated for the National Register of Historic Places.

The New Jersey Historic Trust offers multiple components for those who own or lease historic sites:

- Level I Capital Grants for restoration (up to \$750,000 matched 50-50)
- Level II Capital Grants for restoration (up to \$50,000 matched 50-50)
- Historic Site Management Grants for planning (up to \$50,000 matched 50-50)
- Emergency Grant & Loan Fund for repair (up to \$10,000)
- Revolving Loan Fund for restoration or acquisition (\$25,000 to \$350,000)