



FARMLAND INFORMATION CENTER

FACT SHEET

STATUS OF LOCAL PACE PROGRAMS



American Farmland Trust

TECHNICAL ASSISTANCE
One Short Street, Suite 2
Northampton, MA 01060
Tel: (413) 586-4593
Fax: (413) 586-9332
Web: www.farmlandinfo.org

NATIONAL OFFICE
1200 18th Street, NW, Suite 800
Washington, DC 20036
Tel: (202) 331-7300
Fax: (202) 659-8339
Web: www.farmland.org

DESCRIPTION

As of January 2004, there were at least 45 independently funded, local purchase of agricultural conservation easement (PACE) programs in 15 states. This table displays the status and summarizes important information about these local farm and ranchland protection programs.

EXPLANATION OF COLUMN HEADINGS

Jurisdiction

Name of jurisdiction sponsoring program.

Year of Inception / Year of First Acquisition

“Year of Inception” is the year the ordinance creating the PACE program was approved. “Year of First Acquisition” is the year the program acquired its first easement.

Total Easements / Restrictions Acquired

Total number of agricultural conservation easements or conservation restrictions acquired to date. This number includes joint projects with state and/or county programs and independent projects completed by the local program. This number does not necessarily reflect the total number of farms/ranches protected because programs may protect a property in stages, and may hold multiple easements on the same farm/ranch.

Total Acres Protected

Number of acres protected by the program through independent and joint projects to date.

Independent Easements / Restrictions Acquired

Number of agricultural conservation easements or conservation restrictions acquired through independent projects. This number excludes easements/restrictions acquired through joint projects with county and/or state programs. This number does not necessarily reflect the total number of farms/ranches protected because programs may protect a property

in stages and may hold multiple easements on the same farm/ranch.

Independent Acres Protected

Number of acres protected through independent projects. This number excludes acres protected through joint projects with county and/or state programs.

Independent Program Funds Spent to Date

Dollars spent by each program to acquire easements/restrictions on farms/ranches through independent projects. This number excludes dollars spent on joint projects with county and/or state programs. Amounts may include unspent funds that are encumbered for installment payments on completed projects. Unless otherwise noted, this figure does not include incidental land acquisition costs—such as appraisals, insurance and recording fees—or the administrative cost of running the program. These figures may not reflect the total cost of acquiring easements, as some local PACE programs receive contributions from local land trusts and donations from landowners.

Funds Available

Program funds available for the current fiscal year to acquire easements on agricultural land.

Outstanding Applications

Backlog of applications reported by program administrators.

Funding Sources

Sources of funding for each program to date. “Mitigation fees” means agricultural land mitigation fees paid by a developer as a condition of approval for a non-farm development project. “Transportation funding” refers to federal money disbursed under the Intermodal Surface Transportation Efficiency Act of 1991 or the Transportation Equity Act for the 21st Century (ISTEA and TEA-21). ISTEA provided funding for a broad range of highway and transit programs, including “transportation enhancements.” Easement acquisitions that protect

PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS

Jurisdiction	Year of Inception/ Year of First Acquisition	Total Easements/ Restrictions Acquired	Total Acres Protected	Independent Easements/ Restrictions Acquired	Independent Acres Protected	Independent Program Funds Spent To Date
California						
Alameda Co. ~	1993/1992	39	3,400	31	3,100	\$1,450,000
Davis	1988/1988	5	1,400	2	265	\$550,000
Marin Co.	1980/1983	55	35,925	52	33,740	\$27,881,000 π
Sonoma Co.	1990/1992	66	32,238	52	32,238	\$67,025,000
Colorado						
Boulder ~	1967/1984	13	1,737	13	1,737	\$9,849,732 ^
Douglas Co. ~	1994/1995	5	27,808	5	27,808	\$15,800,000 ^
Routt Co. ~	1996/2000	8	3,880	4	1,829	\$1,175,102 ^
Illinois						
Kane Co.	2001/2002	11	1,426	11	1,426	\$8,576,514
Kentucky						
Fayette Co.	2000/2002	83	10,702	83	10,702	\$12,292,267
Maryland						
Anne Arundel Co. △	1991/1992	116	11,475	52	5,390	\$23,803,105
Baltimore Co.	1979/1981	255	27,083	22	2,629	\$7,149,347 ^ ~
Calvert Co. ~	1992/1993	N/A	10,282	N/A	2,117	N/A
Carroll Co. ‡ △	1979/1980	385	44,726	38	4,031	\$11,378,954
Frederick Co. ‡ ~	1991/1993	114	17,296	26	2,892	\$2,380,781
Harford Co. △	1977/1977	210	34,500	120	21,100	\$50,500,000
Howard Co. △ ~	1978/1984	188	18,800	157	14,902	\$181,600,000
Montgomery Co. ~	1988/1989	72	10,348	60	8,043	\$22,500,000
Washington Co. ◆ ~	1991/1992	42	7,457	1	125	\$187,906
Michigan						
Peninsula Township △	1994/1996	35	2,007	30	1,887	\$2,742,610
Montana						
Gallatin Co. ~	2000/2000	4	646	1	82	N/A
New Hampshire						
Londonderry	N/A/1996	7	429	7	429	\$2,150,125
New Jersey						
Morris Co.	1983/1987	65	4,307	19	628	\$8,118,663
New York						
East Hampton ~	1982/1982	11	281	5	157	N/A
Pittsford ◆	1995/1996	9	1,060	7	653	\$6,259,248 ^
Southampton ~	1980/1980	11	364	8	231	\$13,851,868
Southold ~	1984/1986	69	1,360	61	1,160	\$10,433,548
Suffolk Co. ~	1974/1976	132	7,659	127	7,259	\$53,863,079 ^
Warwick ~	2001/1997	4	646	1	82	N/A
North Carolina						
Forsyth Co.	1984/1987	27	1,606	20	1,237	\$2,131,829 ^
Orange Co.	2000/2001	3	340	2	268	\$470,097
Pennsylvania						
Buckingham Township ~	1991/1991	37	3,500	20	752	\$5,386,161 ^
Bucks Co. ~	1989/1990	75	7,100	5	375	\$2,509,922
Chester Co. ~	1989/1990	81	7,386	48	3,944	\$18,500,000 ^
Lancaster Co. △ ~	1980/1984	478	42,416	313	25,690	\$48,083,209
Plumstead Township △ ~	1996/1997	23	1,574	11	634	\$4,884,212
Solebury Township ~	1996/1998	30	1,816	24	1,146	\$15,000,000 ^
Virginia						
Albemarle Co.	2000/2002	10	2,455	10	2,455	\$2,163,600
Loudoun Co. ~	2000/2002	5	1,007	5	1,007	\$2,670,000
Virginia Beach △	1995/1997	116	6,811	116	6,811	\$10,668,464 ~
Washington						
King Co. ~	1979/1984	209	12,880	209	12,880	\$54,700,000
San Juan Co.	1990/1994	10	1,066	10	1,066	\$1,969,752
Skagit Co.	1996/1998	48	3,356	48	3,356	\$2,331,576
Thurston Co. ◆	1996/1998	19	940	19	940	\$2,300,000
Wisconsin						
Bayfield	2002/2003	2	83	2	83	\$139,585
Dunn	1996/1997	16	2,131	16	2,131	\$1,800,871 ^ ~
LOCAL TOTALS				1,873	251,417	\$717,228,127

STATUS OF SELECTED LOCAL PROGRAMS AS OF JANUARY 2004

Additional Funds Spent to Date	Funds Available	Outstanding Applications	Funding Sources
N/A	N/A	N/A	Mitigation fees
\$520,000	\$3,750,000	3	Appropriations, mitigation fees, property tax
N/A	\$2,500,000	6	Bonds, private contributions
\$0	\$10,000,000	10	Sales tax, state bonds
N/A	N/A	N/A	Bonds, private contributions, sales tax
N/A	N/A	N/A	Bonds, sales and use tax
\$222,708	\$687,473	7	Property tax, FRPP
\$2,724,080	\$2,000,000	24	Gaming revenue, FRPP
\$14,052,988	\$0	63	Appropriations, bonds, state tobacco settlement funding, FRPP
\$400,000	\$1,800,000	4	Agricultural transfer tax, appropriations, FRPP
N/A	N/A	N/A	Agricultural transfer tax, appropriations, bonds, private contributions, transportation funding, FRPP
\$0	N/A	N/A	Agricultural transfer tax, appropriations, private contributions, property tax, recording fees, FRPP
\$885,227	\$10,650	29	Agricultural transfer tax, appropriations, bonds, property tax, FRPP
N/A	N/A	N/A	Appropriations, recording fee, transportation funding, FRPP
\$0	\$8,000,000	32	Agricultural transfer tax, real estate transfer tax
N/A	N/A	N/A	Agricultural transfer tax, bonds, real estate transfer tax
N/A	N/A	N/A	Appropriations, bonds, state grants, FRPP
N/A	N/A	N/A	Appropriations, bonds, real estate transfer tax
\$2,033,500	\$6,000,000	28	Bonds, property tax, state grants, transportation funds, FRPP
N/A	N/A	N/A	Appropriations, bonds, property tax
N/A	N/A	N/A	Appropriations, bonds, agricultural transfer tax, FRPP
N/A	\$8,000,000	21	Bonds, property tax
N/A	N/A	N/A	Bonds
N/A	\$0	0	Appropriations, bonds, FRPP
N/A	N/A	N/A	Bonds, real estate transfer tax
N/A	N/A	N/A	Bonds, private contributions, property transfer tax, FRPP
N/A	N/A	N/A	Appropriations, bonds, sales tax, FRPP
N/A	N/A	N/A	Bonds
\$498,237	\$0	N/A	Appropriations, state grants, FRPP
\$446,000	\$1,000,000	15	Appropriations, bonds, private loans, property tax, sales tax, FRPP
N/A	N/A	N/A	Bonds, private contributions, property tax, FRPP
N/A	N/A	N/A	Bonds, FRPP
N/A	N/A	N/A	Appropriations, bonds, interest from roll-back taxes, FRPP
N/A	N/A	N/A	Appropriations, bonds, FRPP
N/A	\$4,298,742	43	Bonds, property tax, FRPP
\$4,570,000	\$6,000,000	26	Appropriations, bonds, property tax, private contributions, FRPP
\$272,500	\$1,000,000	5	Appropriations, private contributions, transient lodging tax
N/A	\$0	0	Appropriations, transient lodging tax, FRPP
N/A	\$12,000,000	N/A	Appropriations, property tax
N/A	N/A	N/A	Appropriations, bonds, FRPP
\$0	\$0	1	Bonds, property tax, real estate transfer tax, timber excise tax
\$1,013,107	\$1,184,581	20	Property tax, state grants, timber excise tax, FRPP
N/A	\$0	0	Property tax
\$137,625	\$180,000	3	Property tax, FRPP
\$2,089,448 ~	\$1,700,000	30	Appropriations, bonds, county and state grants, property tax, FRPP
\$29,865,420	\$70,111,446	370	

STATUS OF LOCAL PACE PROGRAMS

scenic views and historic sites along transportation routes were eligible. Adopted in May of 1998, TEA-21, reauthorized federal transportation spending through fiscal year 2004 (including extensions). “FRPP” is the federal Farm and Ranch Lands Protection Program. Originally established in the 1996 Farm Bill, the FRPP provided matching funds to state, local and tribal agricultural easement acquisition programs. The program was expanded in the 2002 Farm Bill to include certain non-governmental organizations.

NOTES

△ These jurisdictions enter into installment purchase agreements (IPAs) with landowners. IPAs are structured so that landowners receive semi-annual, tax-exempt interest over a term of years (typically 20 to 30). The principal is due at the end of the contract term. Landowners can convert IPAs into securities that can be sold in financial markets to recover the principal at any time. Jurisdictions often purchase U.S. zero-coupon bonds to cover the final balloon payment. The interest payments are generally funded by a dedicated revenue source, such as a real estate transfer tax. Therefore, “Program Funds Spent to Date” may appear relatively low for these jurisdictions.

‡ Carroll and Frederick, Md., counties offer “critical farms” programs. The programs allow landowners to sell options to buy their easements to the county for 75 percent of appraised easement value. In exchange, landowners agree to apply to the state PACE program. If the state approves the application, the landowner must repay the county from the proceeds. If the state application is not approved within five years, the county owns the easement, unless the landowner repays the program, with interest. Figures for Carroll and Frederick counties include critical farm projects that have not yet been approved by the state.

◆ These programs have reached their goals and will not acquire additional easements.

~ Figures are from 2002 or earlier data.

For a summary of state activity refer to the “Status of State PACE Programs” fact sheet.

^ “Independent Program Funds Spent to Date” includes incidental land acquisition costs and/or personnel costs.

⊞ “Independent Program Funds Spent to Date” includes “Additional Funds Spent to Date.”

ALL MARYLAND COUNTIES

In addition to local sources of funding, Maryland counties receive a portion of the state’s agricultural land transfer tax.

For additional information on farmland protection and stewardship contact the Farmland Information Center. The FIC offers a staffed answer service, online library, program monitoring, fact sheets and other educational materials.

www.farmlandinfo.org

(800) 370-4879