FARMLAND INFORMATION CENTER

FACT SHEET

STATUS OF LOCAL PACE PROGRAMS

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DESCRIPTION

As of January 2005, there were at least 50 independently funded, local purchase of agricultural conservation easement (PACE) programs in 16 states.[1] 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.

Additional Funds Spent to Date

Funds contributed toward local program acquisitions by private land trusts, foundations, individuals, state government and federal programs (see "Funding Sources" below). The value of landowner donations is not included.

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

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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. - Tri-Valley Conservancy	1993/1992	52	3,987	49	3,785	$3,200,000
Davis, City of	1988/1988	5	1,400	2	265	$550,000 ^
Marin Co. - Marin Agricultural Land Trust #	1980/1983	28	14,967	28	14,967	$14,775,000
Sonoma Co.	1990/1992	67	32,307	67	32,307	$67,390,000
Colorado						
Boulder, City of	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	10	6,027	4	1,829	$1,175,102
Georgia						
Carroll Co.	2004/NA	0	0	0	0	$0
Illinois						
Kane Co.	2001/2002	20	2,669	20	2,669	$12,526,014
Kentucky						
Fayette Co.	2000/2002	111	13,631	111	13,631	$12,559,475
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	44,841	13	1,311	$4,495,446
Frederick Co. ‡	1991/1993	210	29,330	37	5,994	$7,787,980
Harford Co. △ ~	1977/1977	210	34,500	120	21,100	$50,500,000
Howard Co. △	1978/1984	215	19,362	177	15,327	$185,445,000
Montgomery Co.	1986/1989	88	13,904	53	6,678	$26,497,244 ^
Washington Co.	1991/1992	97	18,100	1	125	$187,906 ^
Michigan						
Peninsula Township △	1994/1996	32	2,072	31	2,007	$4,379,500
Montana						
Gallatin Co. ~	2000/2000	4	646	1	82	N/A
New Jersey						
Morris Co.	1983/1996	76	5,014	17	582	$6,615,414
New York						
East Hampton, Town of ~	1982/1982	11	281	5	157	N/A
Pittsford, Town of ♦	1995/1996	9	1,060	7	653	$6,259,248 ^
Southampton, Town of	1980/1980	15	530	12	397	$25,172,320
Southold, Town of	1984/1986	76	1,591	55	1,053	$10,949,195
Suffolk Co.	1974/1976	153	8,270	148	7,870	$73,280,817 ^
Warwick, Town of ~	2001/1997	4	646	1	82	N/A
North Carolina						
Currituck Co. - Soil and Water Conservation District	2001/NA	0	0	0	0	$0
Forsyth Co.	1984/1987	27	1,606	20	1,237	$2,131,829 ^
Orange Co. ~	2000/2001	3	340	2	268	$470,097
Rowan Co. - Soil and Water Conservation District	2004/NA	0	0	0	0	$0
Pennsylvania						
Buckingham Township	1991/1991	43	3,500	24	842	$6,598,961
Bucks Co.	1989/1990	90	8,450	12	967	$2,970,803
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	27	1,626	14	686	$5,342,212
Solebury Township	1996/1998	34	1,941	28	1,298	$17,400,000 ^
Virginia						
Albemarle Co.~	2000/2002	10	2,455	10	2,455	$2,163,600
Chesapeake, City of	2003/NA	0	0	0	0	$0
Fauquier Co.	2002/2004	7	1,802	7	1,802	$1,880,000
James City Co.	2001/2003	2	139	2	139	$652,000 ^
Loudoun Co. ♦	2000/2002	5	1,007	5	1,007	$2,670,000
Virginia Beach, City of △ ¤	1995/1997	118	6,879	118	6,879	$18,216,482 ^
Washington						
King Co. ~	1979/1984	209	12,880	209	12,880	$54,700,000
San Juan Co.	1990/1994	12	1,117	12	1,117	$2,219,752 ^
Skagit Co.	1996/1998	54	4,236	54	4,236	$3,049,928
Thurston Co. ♦	1996/1998	19	940	19	940	$2,300,000
Wisconsin						
Bayfield, Town of	2002/2003	3	111	3	111	$187,439 ^
Dunn, Town of	1996/1997	16	2,131	16	2,131	$1,800,871
LOCAL TOTALS				**1,967**	**241,181**	**$761,685,029**

STATUS OF SELECTED LOCAL PROGRAMS AS OF JANUARY 2005

Additional Funds Spent to Date	Funds Available	Outstanding Applications	Funding Sources
$91,500,000	$5,000,000	0	Mitigation fees
$520,000	$4,250,000	3	Appropriations, mitigation fees, property tax, state agricultural conservation program funds
N/A	N/A	N/A	Bonds, private contributions, FRPP
$0	$8,000,000	25	Sales tax, state bonds
N/A	N/A	N/A	Bonds, private contributions, sales tax, grants
N/A	N/A	N/A	Bonds, sales and use tax
$2,554,574	$694,330	5	Property tax, FRPP
$0	$2,100,000	4	Sales tax
$4,464,582	$1,550,000	23	Gaming revenue, FRPP
$20,606,610	$10,402,883	51	Appropriations, bonds, state tobacco settlement funding, state match grant, FRPP
$400,000	N/A	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
$1,925,532	$10,413,000	27	Agricultural transfer tax, appropriations, bonds, property tax, FRPP
$5,134,819	$12,832,272	45	Agricultural transfer tax, appropriations, deed/recording fee, transportation funding, FRPP
$0	N/A	32	Agricultural transfer tax, real estate transfer tax
$77,777	$12,550,000	3	Agricultural transfer tax, bonds, real estate transfer tax, FRPP
$792,363	$2,247,000	6	Agricultural transfer tax, appropriations, bonds, state grants, investment income, FRPP
$3,000,000	$3,100,000	94	transfer tax
$2,618,750	$9,112,250	20	Bonds, property tax, state grants, transportation funds, FRPP
N/A	N/A	N/A	Appropriations, bonds, property tax
$73,921,746	$8,200,000	21	Bonds, dedicated county preservation tax, property tax
N/A	N/A	N/A	Bonds
N/A	$0	0	Appropriations, bonds, FRPP
$2,090,000	$15,000,000	6	Bonds, real estate transfer tax
$1,057,538	$18,000,000	20	Bonds, private contributions, property transfer tax, state funding, FRPP
N/A	$8,500,000	20	Appropriations, bonds, sales tax, FRPP
N/A	N/A	N/A	Bonds
$0	$200,000	0	Appropriations
$498,237	$0	N/A	Appropriations, state grants, FRPP
$446,000	N/A	15	Appropriations, bonds, private loans, property tax, sales tax, FRPP
$0	$550,000	20	Appropriations, FRPP
$100,000	$3,656,740	15	Bonds, private/foundation contributions, property transfer tax, FRPP
$500,000	$3,864,568	63	Bonds, FRPP
N/A	N/A	N/A	Appropriations, bonds, interest from rollback taxes, FRPP
N/A	N/A	N/A	Appropriations, bonds, FRPP
$50,000	$2,883,369	33	Bonds, property tax, FRPP
$7,510,000	$5,000,000	20	Appropriations, bonds, private contributions, property tax, FRPP
$272,500	N/A	5	Appropriations, private contributions, transient lodging tax
$0	$75,000	0	Appropriations
$0	$1,500,000	6	Appropriations, local government contributions, rollback from agrricultural use assessment program
$0	$1,500,000	3	Local government contributions, FRPP
N/A	$0	0	Appropriations, transient lodging tax, FRPP
N/A	$16,324,650	5	Appropriations, property tax
N/A	N/A	N/A	Appropriations, bonds, FRPP
$0	$0	0	Bonds, property tax, real estate transfer tax, timber excise tax
$1,474,040	$1,420,608	23	Property tax, state grants, timber excise tax, FRPP
N/A	$0	0	Property tax
$173,276	$158,000	1	Property tax, gift from chamber of commerce, local government contributions, FRPP
$2,120,081	$1,341,000	35	Appropriations, bonds, county and state grants, private/foundation contributions, property tax, FRPP
$223,808,425	**$170,425,670**	**653**	

STATUS OF LOCAL PACE PROGRAMS

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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 enhancments." Easement acquisitions that protect scenic views and historic sites along transportation routes were eligible. Adopted in May 1998, TEA-21 reauthorized federal transportation spending through July19, 2005 (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

[1] The count of states with local PACE activity includes New Hampshire. Londonderry, NH, has an established local program, but accurate numbers could not be obtained.

Figures for Marin, Calif. represent the activity of the Marin Agricultural Land Trust (MALT) using Proposition 70 (a $776 million land protection bond) funds received by the county. In 1988, Marin County was allocated $20 million in Proposition 70 funds, $15 million of which was directed to MALT. This money funded easement acquisitions through June 1999. More recent easement transactions have been completed by the land trust with no easement acquisition assistance from the county. This activity is not included in this table.

△ 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.

~ Program staff did not respond to the 2005 survey. Figures were carried forward from the most recent completed survey on file.

‡ Carroll and Frederick, Md., counties offer "critical farms" programs. The programs allow landowners to sell to the county options to buy their easements 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.

♦ Program has terminated or is no longer acquiring agricultural conservation easements.

¤ "Total and Independent Easements /Restrictions Acquired" represents the number of parcels protected. The City of Virginia Beach program staff track individual parcels, rather than number of easements or restrictions acquired.

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

ALL MARYLAND COUNTIES

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