

STATUS OF LOCAL PACE PROGRAMS

OVERVIEW

As of January 2024, at least 106 independently funded, local purchase of agricultural conservation easement (PACE) programs in 21 states had acquired funding and/or easements. This table displays the status and summarizes important information about these local farmland and ranchland protection programs. For a program to be included, the protection of agricultural lands for agriculture must be a core purpose accomplished primarily by compensating landowners for the acquisition of conservation easements.

EXPLANATION OF COLUMN HEADINGS

Locality

Name of the locality the program serves. When a land trust or soil and water conservation district administers the program, it is listed next to the locality.

Year of Inception/Year of First Acquisition

Year in which the PACE program was authorized and year in which the program acquired its first easement.

Total Easements Acquired

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

Total Acres Protected

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

Independent Easements Acquired

Number of agricultural conservation easements acquired through independent projects to date. This number excludes

joint projects with county and/or state programs to avoid double counting easements acquired. This number does not necessarily reflect the total number of farms/ranches protected.

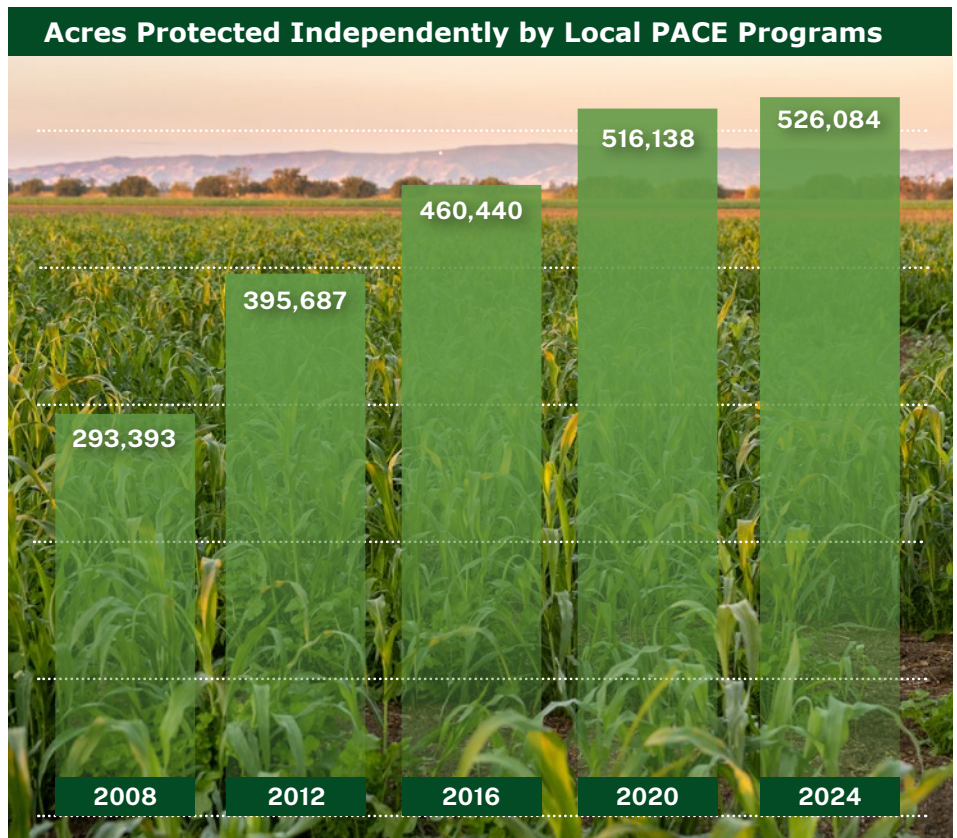
Independent Acres Protected

Number of acres protected through independent projects. This excludes acres protected through joint projects with county and/or state programs to avoid double counting protected acres.

Independent Program Funds Spent to Date

Dollars spent by each program to acquire easements on farms/ranches through independent projects. This excludes dollars spent on joint projects with county and/or state programs. Amounts may include unspent funds that are encumbered

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PURCHASE OF AGRICULTURAL CONSERVATION EASEMENT PROGRAMS

Locality	Year of Inception/ Year of First Acquisition	Total Easements Acquired	Total Acres Protected	Independent Easements Acquired	Independent Acres Protected
California					
Davis, City of ^a	1988/1988	24	4,355	8	983
San Diego Co.	2011/2013	51	3,384	51	3,384
San Diego Co.	1990/1992	62	28,904	62	28,904
Colorado					
Boulder, City of ^b	1967/1984	92	7,737	92	7,737
Douglas Co.	1994/1995	32	40,232	23	10,018
Routt Co. ^a	1996/2000	39	26,937	29	17,954
Connecticut					
Lebanon, Town of	2006/2007	36	3,100	13	510
Shelton, Town of	1996/1998	8	395	2	5
Tolland, Town of	2006/2006	1	155	1	155
Florida					
Broward Co. ^c	2000/2000	5	64	5	64
Miami Dade Co.	2007/2007	13	806	13	806
Pasco Co. ^b	2005/2009	2	1,083	1	466
Sarasota Co.	1999/2002	11	22,000	8	6,488
Illinois					
Kane Co. ^b	2001/2002	48	5,897	48	5,897
Indiana					
Harrison Co.	2006/2009	6	573	6	573
Kentucky					
Lexington-Fayette Co.	2000/2002	286	32,500	286	32,500
Maryland					
Anne Arundel Co. ^d	1991/1992	158	14,277	81	6,674
Baltimore Co. ^d	1979/1981	528	70,895	117	9,213
Calvert Co. ^d	1992/1993	515	24,114	490	21,510
Carroll Co. ^{d,e}	1979/1980	754	79,620	226	24,939
Frederick Co. ^{d,e}	1991/1993	548	71,715	158	22,433
Harford Co. ^d	1977/1977	640	63,933	319	37,733
Howard Co. ^{d,f}	1978/1984	213	20,123	171	15,996
Montgomery Co. ^a	1986/1989	154	20,995	84 ^b	9,758 ^b
Prince George's Soil Conservation District	2007/2008	79	7,371	44	3,876
Washington Co. ^d	1980/1981	470	40,300	12	1,447
Wicomico Co. ^{b,d}	1986/2004	63	7,717	7	780
Michigan					
Acme Township ^a	2004/2009	10	1,116	7	500
Ann Arbor Charter Township ^{a,d}	2003/2006	14	1,284	9	1,036
City of Ann Arbor Greenbelt Program	2003/2006	40	4,177	15	1,555
Ingham Co.	2004/2006	39	8,580	22	3,147 ^b
Kent Co. ^a	2002/2005	28	2,795	9	839
Scio Township ^d	2004/2008	11	929	9	724
Ottawa Co.	2008/ N/A	6	567	4	358
Peninsula Township ^{b,d}	1994/1996	113	3,347	113	3,347

Notes:

- a Independent Program Funds Spent to Date includes incidental land acquisition costs and/or personnel costs..
- b Figure(s) carried forward from previous PACE tables.
- c Program has terminated or is no longer acquiring agricultural conservation easements.
- d Program offers installment purchase agreements (IPAs). IPAs spread out payments so that landowners receive semi-annual, tax-exempt interest over a term of years. The principal is due at the end of the contract term.

STATUS OF STATE PROGRAMS AS OF JANUARY 2023

Independent Program Funds Spent to Date	Funding Sources <small>Primary local funding sources are in green</small>	Locality
California		
\$3,819,000	Development impact fees, excise tax revenue , mitigation fees, state agency funds	Davis, City of ^a
\$9,825,675	Appropriations , mitigation fees	San Diego Co.
\$80,063,750	Sales tax , state agency funds, ACEP-ALE	San Diego Co.
Colorado		
N/A	Appropriations, bonds, sales tax, private contributions	Boulder, City of ^b
\$21,718,827	Bonds, sales and use tax, private contributions	Douglas Co.
\$11,472,500	Property tax revenue , state agency funds	Routt Co. ^a
Connecticut		
\$9,486,521	Appropriations , mitigation fees, property tax revenue, private contributions, state agency funds, ACEP-ALE	Lebanon, Town of
N/A	Appropriations, bonds, ACEP-ALE	Shelton, Town of
\$365,000	Bonds, ACEP-ALE	Tolland, Town of
Florida		
\$7,853,997	Bonds	Broward Co. ^c
\$14,959,226	Bonds, ACEP-ALE	Miami Dade Co.
\$2,225,000	Sales tax	Pasco Co. ^b
\$17,385,998	Bonds, property tax revenue , state agency funds	Sarasota Co.
Illinois		
\$18,478,262	Gaming revenue, ACEP-ALE	Kane Co. ^b
Indiana		
\$240,000	Private contributions	Harrison Co.
Kentucky		
\$38,000,000	Bonds , ACEP-ALE	Lexington-Fayette Co.
Maryland		
\$30,353,964	Agricultural transfer tax, appropriations, bonds, state agency funds	Anne Arundel Co. ^d
\$34,227,439	Appropriations, bonds , real estate transfer tax, state agency funds	Baltimore Co. ^d
\$15,649,560	Appropriations , real estate transfer tax, recording fees	Calvert Co. ^d
\$178,059,778	Bonds, property tax revenue , real estate transfer tax, state agency funds	Carroll Co. ^{d,e}
\$71,219,528	Agricultural transfer tax, recordation tax , recording fees, state agency funds	Frederick Co. ^{d,e}
\$163,032,929	Real estate transfer tax	Harford Co. ^d
\$189,024,386	Agricultural transfer tax , real estate transfer tax, private contributions, state agency funds	Howard Co. ^{d,f}
\$52,727,000 ^b	Real estate transfer tax , use value assessment withdrawal penalties, state agency funds	Montgomery Co. ^a
\$27,762,510	Appropriations , real estate transfer tax	Prince George's Soil Conservation District
\$7,596,788	Appropriations , property tax revenue, real estate transfer tax	Washington Co. ^d
\$1,619,027	Real estate transfer tax, ACEP-ALE	Wicomico Co. ^{b,d}
Michigan		
\$1,751,573	Property tax revenue, private contributions, state agency funds, ACEP-ALE, other federal funds	Acme Township ^a
\$3,574,904	Property tax revenue , county funds , state agency funds, ACEP-ALE	Ann Arbor Charter Township ^{a,d}
\$9,815,977	Bonds, property tax revenue, township and county funds, ACEP-ALE	City of Ann Arbor Greenbelt Program
\$6,095,906	Property tax revenue , state agency funds, ACEP-ALE	Ingham Co.
\$300,000	Private contributions, state agency funds , ACEP-ALE	Kent Co. ^a
\$3,501,797	Property tax revenue , township and county funds, state agency funds, ACEP-ALE	Scio Township ^d
\$41,400 ^b	Appropriations, private contributions, state agency funds, ACEP-ALE	Ottawa Co.
\$15,173,800	Appropriations, bonds, property tax revenue, private contributions, ACEP-ALE	Peninsula Township ^{b,d}

e Maryland's Carroll and Frederick Counties offer "critical farms" programs. The programs allow landowners to sell to the county options to buy their easements for up to 52.5 and 75 percent of the appraised easement value, respectively.

f Howard County figures have been adjusted to exclude easements dedicated to the program through the county's Density Exchange Option subdivision process.

PURCHASE OF AGRICULTURAL CONSERVATION EASEMENT PROGRAMS

Locality	Year of Inception/ Year of First Acquisition	Total Easements Acquired	Total Acres Protected	Independent Easements Acquired	Independent Acres Protected
Michigan, continued					
Washtenaw Co.	1998/2012	52	6,436	20	3,502
Webster Township ^d	2005/2009	19	1,725	9	601
Minnesota					
Dakota Co. ^d	2003/2005	71	7,812	7	461
Montana					
Gallatin Co. ^a	2000/2000	63	58,830	63	58,830
New Hampshire					
Londonderry, Town of ^b	1996/1996	40	786	20	372
New Jersey					
Burlington Co. ^d	1985/1985	283	34,013	59	7,932
Cape May Co. ^{b,d}	1989/1991	67	3,325	18	690
Gloucester Co. ^a	2000/1989	351	21,068	98	3,529
Mercer Co.	1983/1988	89	5,816	9	290
Monmouth Co. ^d	1981/1987	224	15,700	4	314
Morris Co. ^a	1983/1996	142	8,200	26	815
Sussex Co.	1985/1990	206	19,426	39	2,467
New York					
East Hampton, Town of ^g	1982/1982	22	384	19	235
Pittsford, Town of ^c	1995/1996	9	1,060	7	653
Southampton, Town of	1998/1999	74	1,582	65	1,349
Southold, Town of	1984/1986	125	3,510	106	3,020
Suffolk Co. ^h	1974/1976	393	11,205	379	10,142
Warwick, Town of ^d	2001/1997	50	4,481	38	2,449 ^b
Watershed Agricultural Council ^b	1998/2001	196	27,895	196	27,895
North Carolina					
Buncombe Co. ^{a,b}	2001/2005	49	6,316	39	4,785
Forsyth Co. Soil and Water Conservation District	1984/1987	25	1,237	19	894
Orange Co. ^b	2000/2001	24	2,077	14	1,814
Oregon					
Yamhill Co. Soil and Water Conservation District ^b	2003/2003	4	1,242	4	1,242
Pennsylvania					
Buckingham Township ^b	1991/1991	56	2,766	42	1,680
Bucks Co. ^d	1989/1990	244	18,770	12	332
Chester Co. ^{a,d}	1989/1990	571	44,002	322	22,353
Lancaster Co. ^{d,i}	1980/1984	1,100	88,602	147	11,052
Plumstead Township	1996/1997	105	2,752	45 ^b	1,709 ^b
Solebury Township ^b	1996/1998	34	1,941	28	1,298
Virginia					
Albemarle Co. ^{b,d}	2000/2002	51	9,621	51	9,621
Chesapeake, City of ^{a,d}	2003/2006	10	644	6	432
Clarke Co.	2002/2003	131	7,810	78	3,995

Notes:

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- d Program offers installment purchase agreements (IPAs). IPAs spread out payments so that landowners receive semi-annual, tax-exempt interest over a term of years. The principal is due at the end of the contract term.

STATUS OF STATE PROGRAMS AS OF JANUARY 2023

Independent Program Funds Spent to Date	Funding Sources <i>Primary local funding sources are in green</i>	Locality
		Michigan, continued
\$9,268,047	Property tax revenue, private contributions, state agency funds, ACEP-ALE	Washtenaw Co.
\$1,184,275	Property tax revenue, private contributions, township and county funds, state agency funds, ACEP-ALE	Webster Township ^d
		Minnesota
\$1,180,095	N/A	Dakota Co. ^d
		Montana
\$22,150,865	Property tax revenue, private contributions, other federal funds	Gallatin Co. ^a
		New Hampshire
\$13,029,600	Appropriations, bonds, property tax revenue, use value assessment withdrawal penalty	Londonderry, Town of ^b
		New Jersey
\$36,948,075	Property tax revenue, state agency funds, REPI	Burlington Co. ^d
\$26,384,562	Property tax revenue, transient lodging tax	Cape May Co. ^{b,d}
\$42,237,716	Bonds, property tax revenue, state agency funds	Gloucester Co. ^a
N/A	Property tax revenue, state agency funds	Mercer Co.
\$4,486,314	Property tax revenue, private contributions, municipal funds, state agency funds, REPI	Monmouth Co. ^d
\$14,300,970	Property tax revenue, state agency funds	Morris Co. ^a
\$15,547,417	Property tax revenue, private contributions, state agency funds	Sussex Co.
		New York
\$87,499,000	Bonds, real estate transfer tax	East Hampton, Town of ^g
\$6,259,248	Appropriations, bonds, ACEP-ALE	Pittsford, Town of ^c
\$244,806,463	Bonds, property tax revenue, real estate transfer tax	Southampton, Town of
\$105,102,387	Real estate transfer tax	Southold, Town of
\$275,929,266	Appropriations, bonds, sales tax, private contributions, ACEP-ALE	Suffolk Co. ^h
\$1,164,446 ^b	Bonds, real estate transfer tax, state agency funds, other federal funds	Warwick, Town of ^d
\$41,149,000	Bonds (NYC DEP)	Watershed Agricultural Council ^b
		North Carolina
\$4,826,103	Appropriations, bonds, state agency funds, ACEP-ALE	Buncombe Co. ^{a,b}
\$1,623,058	Appropriations, ACEP-ALE	Forsyth Co. Soil and Water Conservation District
\$3,615,313	Appropriations, bonds, property tax revenue, real estate transfer tax, sales tax, private contributions, ACEP-ALE	Orange Co. ^b
		Oregon
\$0	District funds, private contributions	Yamhill Co. Soil and Water Conservation District ^b
		Pennsylvania
\$858,075	Bonds, property tax revenue, real estate transfer tax, private contributions, ACEP-ALE	Buckingham Township ^b
\$1,481,186	Appropriations, state agency funds	Bucks Co. ^d
\$106,121,134	Bonds, real estate transfer tax, use value assessment withdrawal penalties, private contributions, state agency funds, ACEP-ALE	Chester Co. ^{a,d}
\$13,513,453	Appropriations, use value assessment withdrawal penalties, state agency funds, ACEP-ALE	Lancaster Co. ^{d,i}
\$9,466,707 ^b	Bonds, private contributions	Plumstead Township
\$17,400,000	Appropriations, bonds, property tax revenue, private contributions, ACEP-ALE	Solebury Township ^b
		Virginia
\$11,063,053	Appropriations, transient lodging tax, private contributions, ACEP-ALE	Albemarle Co. ^{b,d}
\$1,707,450	Appropriations, state agency funds, other federal funds	Chesapeake, City of ^{a,d}
\$458,267	Property tax revenue, real estate transfer tax, use value assessment withdrawal penalties, private contributions, state agency funds, ACEP-ALE	Clarke Co.

g Total program activity includes fee simple acquisitions.

h Total and Independent Easements Acquired represents the number of parcels protected. Program staff track individual parcels, rather than number of easements or restrictions acquired.

i Lancaster County's independent totals do not reflect 35,551 acres acquired by the county where the state PACE program has funded the transaction costs

PURCHASE OF AGRICULTURAL CONSERVATION EASEMENT PROGRAMS

Locality	Year of Inception/ Year of First Acquisition	Total Easements Acquired	Total Acres Protected	Independent Easements Acquired	Independent Acres Protected
Virginia, continued					
Fauquier Co.	2002/2004	180	19,860	45	5,179
Frederick Co. ^b	2005/ N/A	1	89	1	89
Goochland Co.	2007/2007	6	935	5	435
James City Co. ^b	2001/2003	7	543	6	440
Loudoun Co. ^c	2000/2002	5	1,007	5	1,007
New Kent Co. ^c	2006/2009	1	96	1	96
Shenandoah Co. ^a	2008/ N/A	6	613	2	94
Stafford Co. ^a	2007/2009	13	1,105	9	683
Virginia Beach, City of ^{a,d}	1995/1997	102	10,518	95	10,046
Washington					
King Co. ^a	1979/1984	256	16,095	251	15,795
Pierce Co. ^a	1991/ N/A	14	1,182	14	1,182
San Juan Co. ^b	1990/1994	14	1,276	14	1,276
Skagit Co. ^a	1996/1998	207	14,675	120	12,455
Thurston Co. ^c	1996/1998	18	942	18	942
Whatcom Co. ^{a,d}	2001/2002	35	1,686	24	1,166
West Virginia					
Berkeley Co.	2000/2004	83	6,538	81	6,167
Fayette Co.	2005/2007	11	837	11	837
Grant Co.	2003/2007	9	2,168	3	422
Greenbrier Co.	2004/2007	14	3,171	12	2,494
Hampshire Co.	2004/2006	28	6,271	18	3,145
Hardy Co.	2003/2003	10	1,893	3	442
Harrison Co.	2016/2017	3	355	3	355
Jefferson Co.	2000/2003	55	6,538	54	6,227
Lincoln Co.	2006/2018	2	363	2	363
Mineral Co.	2010/2011	10	1,324	9	1,213
Monroe Co.	2002/2005	25	4,916	20	3,726
Morgan Co.	2000/2005	24	1,769	24	1,769
Nicholas Co.	2004/2007	11	1,283	11	1,283
Pendleton Co.	2004/2017	3	447	3	447
Pocahontas Co.	2004/2008	20	2,999	18	1,697
Preston Co.	2004/2007	8	1,107	7	939
Roane Co.	2011/2020	1	88	1	88
Summers Co.	2004/2007	5	932	5	932
Upshur Co.	2012/2018	1	174	1	174
Wisconsin					
Landmark Conservancy (formerly Bayfield Regional Conservancy) ^b	2002/2003	4	193	4	193
Dane Co. ^a	1996/1997	22	2,033	13	1,286
Dunn, Town of	1996/1997	40	3,951	28	2,873
Jefferson Co. ^a	2009/ N/A	10	1,123	10	1,123
Rock Co.	2009/ N/A	23	2,503	12	662
LOCAL TOTALS		11,266	1,166,609	5,211^j	526,084

Notes:

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STATUS OF STATE PROGRAMS AS OF JANUARY 2023

Independent Program Funds Spent to Date	Funding Sources <i>Primary local funding sources are in green</i>	Locality
		Virginia, continued
\$8,495,000	Property tax revenue, private contributions, state agency funds	Fauquier Co.
\$395,000	N/A	Frederick Co. ^b
\$0	N/A	Goochland Co.
\$1,687,000	Bonds, ACEP-ALE	James City Co. ^b
\$2,670,000	Appropriations, transient lodging tax, ACEP-ALE	Loudoun Co. ^c
\$0	N/A	New Kent Co. ^c
\$6,000	Appropriations, use value assessment withdrawal penalties, state agency funds	Shenandoah Co. ^a
\$1,403,150	Use value assessment withdrawal penalties, state agency funds, ACEP-ALE	Stafford Co. ^a
\$59,163,128 ^b	Property tax revenue, state agency funds	Virginia Beach, City of ^{a,d}
		Washington
\$60,728,211 ^b	Funds from TDR sales, real estate transfer tax	King Co. ^a
\$6,282,978	Property tax revenue, private contributions, state agency funds	Pierce Co. ^a
\$2,219,752	Bonds, property tax revenue, real estate transfer tax, timber excise tax	San Juan Co. ^b
\$13,995,608	Property tax revenue, private contributions	Skagit Co. ^a
\$2,241,122	Property tax revenue	Thurston Co. ^c
\$4,178,151	Mitigation fees, property tax revenue, state agency funds, ACEP-ALE	Whatcom Co. ^{a,d}
		West Virginia
\$25,498,868	Real estate transfer tax, private contributions, state agency funds, ACEP-ALE	Berkeley Co.
\$1,363,927	Real estate transfer tax, ACEP-ALE	Fayette Co.
\$325,775	Real estate transfer tax, ACEP-ALE	Grant Co.
\$1,958,701	Real estate transfer tax, ACEP-ALE	Greenbrier Co.
\$1,518,172	Real estate transfer tax, state agency funds, ACEP-ALE	Hampshire Co.
\$704,875	Real estate transfer tax, ACEP-ALE	Hardy Co.
\$279,500	Real estate transfer tax	Harrison Co.
\$12,516,061	Real estate transfer tax, state agency funds, ACEP-ALE, other federal funds	Jefferson Co.
\$198,698	Real estate transfer tax, ACEP-ALE	Lincoln Co.
\$1,404,776	Real estate transfer tax	Mineral Co.
\$689,079	Real estate transfer tax, state agency funds, ACEP-ALE	Monroe Co.
\$2,012,027	Real estate transfer tax, ACEP-ALE	Morgan Co.
\$1,752,100	Real estate transfer tax, ACEP-ALE	Nicholas Co.
\$346,650	Real estate transfer tax	Pendleton Co.
\$1,302,893	Real estate transfer tax, ACEP-ALE	Pocahontas Co.
\$1,264,000	Real estate transfer tax, ACEP-ALE	Preston Co.
\$96,000	Real estate transfer tax	Roane Co.
\$567,250	Real estate transfer tax, ACEP-ALE	Summers Co.
\$170,250	Real estate transfer tax, ACEP-ALE	Upshur Co.
		Wisconsin
\$274,160	Property tax revenue, private contributions, ACEP-ALE	Landmark Conservancy (formerly Bayfield Regional Conservancy) ^b
\$7,282,616	Appropriations, bonds, private contributions, ACEP-ALE	Dane Co. ^a
\$3,730,817	Property tax revenue, RCPP	Dunn, Town of
\$260,202	County funds, state agency funds, ACEP-ALE, other federal funding	Jefferson Co. ^a
\$717,075	Mitigation fees, sales tax, ACEP-ALE	Rock Co.
\$2,343,913,537		

^j To avoid double counting, independent easements acquired, acres protected, and funds spent to date totals do not include the independent activity of West Virginia counties. At the request of the state and county programs in West Virginia, activity done by the county boards is included on AFT's Status of State PACE Programs publication, as the state legislature has explicitly authorized the county boards. While not included in the totals, the boards continue to do work independently of the state authority, and so their activity remains broken out by county in this table.

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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 do not include additional funds contributed by federal programs, other localities, private land trusts, foundations and/or individuals.













Funding Sources

Current sources of funding for each program. Funding sources in green indicate the primary funding source as reported for calendar year 2023.

The Readiness and Environmental Protection Integration Program (REPI) provides funds to establish easement-protected buffer areas around military installations.

The Agricultural Conservation Easement Program (ACEP) protects agricultural land and conserves wetlands. The Agricultural Land Easements (ALE) component of ACEP provides matching funds to eligible entities to buy conservation easements on farmland and ranchland.

Local PACE Programs by Total Acres Protected

	LOCALITY	EASEMENTS	ACRES PROTECTED
	Lancaster County, Pennsylvania	1,100	88,602
	Carroll County, Maryland	754	79,620
	Frederick County, Maryland	548	71,715
	Baltimore County, Maryland	528	70,895
	Harford County, Maryland	640	63,933
	Gallatin County, Colorado	63	58,830
	Chester County, Pennsylvania	571	44,002
	Washington County, Maryland	571	44,002
	Douglas County, Colorado	32	40,232
	Burlington County, New Jersey	283	34,013
	Lexington-Fayette County, Kentucky	286	32,500
	Sonoma County, California	62	28,904

Note: Total acres protected includes those placed under easement independently and in partnership with state or other local PACE programs.

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For more information on PACE, see the [Purchase of Agricultural Easements](#) fact sheet and [other PACE resources](#) on the Farmland Information Center (FIC) website. The FIC is a clearinghouse for information about farmland protection and stewardship. The FIC is a public/private partnership between the USDA Natural Resources Conservation Service and American Farmland Trust.