



HARFORD LAND TRUST PURCHASED EASEMENTS BASICS

WHO HAS FUNDS TO PURCHASE A CONSERVATION EASEMENT?

Harford County Government – Administers the following:

- Maryland Agricultural Land Preservation Foundation Program (MALPF)
<https://mda.maryland.gov/malpf/Pages/default.aspx>
<https://www.harfordcountymd.gov/2745/Preservation-Programs>

- Harford County Agricultural Land Preservation Program (HCALP)
<https://www.harfordcountymd.gov/366/Agricultural-Preservation>

- Deer Creek Rural Legacy Program
<https://www.harfordcountymd.gov/2745/Preservation-Programs>
<http://dnr.maryland.gov/land/Pages/RuralLegacy/home.aspx>

See eligibility map here

<https://www.harfordcountymd.gov/366/Agricultural-Preservation>

- Maryland Agricultural & Resource-Based Industry Development Corporation (MARBIDCO) land preservation program
<https://www.marbidco.org/for-new-farmers>

Point of contact: Jen Wilson, Chief, Agriculture Preservation

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Harford Land Trust – Administers the following:

- Aberdeen Proving Ground (APG) Army Readiness and Environmental Protection Integration program (REPI) - Eligible areas includes parts of Edgewood, Joppa, Abingdon, Belcamp, Aberdeen, Havre de Grace, Perryman, and Bel Air (21015).

- Harford Forest Conservation Program (HFCP) - Eligible properties must be at least 50% forested and in or near the Development Envelope.

Note, that for properties that the Harford Land Trust deems particularly important for preservation, the Harford Land Trust will explore other sources of funding to finance conservation easements if no other options are available.

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Manor Conservancy – Administers the following:

- Manor Rural Legacy Program

<http://dnr.maryland.gov/land/Pages/RuralLegacy/home.aspx>

<https://www.harfordcountymd.gov/2745/Preservation-Programs>

<https://www.themanorconservancy.org/preservation>

See eligibility map here

<http://dnr.maryland.gov/land/Documents/RuralLegacy/Manorrla.pdf>

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HOW DO PURCHASED EASEMENTS WORK?

COMPETITIVE PROCESS – Property owners compete with other properties and the easement administrator often completes with other preservation programs for funding at the state or federal level.

OFFER PRICE – Rural Legacy and HCALP offers are based on a formula. Points are awarded based on various factors specific to the program (e.g., the number of remaining development rights, the productive characteristics of the property, water quality protection). MALPF and REPI offers are based on the appraised value of the easement. With all programs, landowners can always accept a “discounted” price, which may make the property more competitive for funding.

TAXES – You may have to pay capital gains tax on the payment for your easement. This should be discussed with your financial advisor.

TIMING – Purchased easements require approvals by several organization and/or agencies. Generally, the purchase of a conservation easement takes a year or more from the time the landowner commits to the offer price. However, Rural Legacy and REPI easements may take less than one year and MALPF easements may take up to two years.

APPLICATION DEADLINES – HCALP’s applications are due by May 1 and MALPF’s by June 1. Contact HLT to verify upcoming deadlines. Applications for Rural Legacy and REPI can be made at any time. Landowners are encouraged to apply as soon as possible as future funding is never guaranteed.

*Harford Land Trust can provide information about how your planned gift can support the organization but cannot provide legal or tax advice. We encourage all supporters to seek independent financial planning and/or estate planning assistance.