



FARMLAND INFORMATION CENTER

FACT SHEET

STATUS OF LOCAL PACE PROGRAMS



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DESCRIPTION

As of January 2006, at least 55 independently funded, local purchase of agricultural conservation easement (PACE) programs in 18 states had acquired funding and/or easements. This table displays the status and summarizes important information about these local farm and ranchland protection programs. For a program to be included, the protection of agricultural lands must be one of the core purposes, accomplished primarily by compensating landowners for the value of the easement.

EXPLANATION OF COLUMN HEADINGS

Jurisdiction

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

Year of Inception / Year of First Acquisition

“Year of Inception” is the year in which the ordinance creating the PACE program was approved. “Year of First Acquisition” is the year in which 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 the 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 state governments, private land trusts, foundations, individuals and federal programs (see “Funding Sources” below). Landowner donations are not included.

Program 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.

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	6	1,700	2	265	\$1,057,000 ^
Marin Co. - Marin Agricultural Land Trust #	1980/1983	28	14,967	28	14,967	\$14,775,000
Sonoma Co. *	1990/1992	68	32,360	68	32,360	\$67,590,000
Colorado						
Boulder, City of	1967/1984	14	1,799	14	1,799	\$10,649,730 ^
Douglas Co.	1994/1995	5	27,808	5	27,808	\$15,800,000 ^
Routt Co.	1996/2000	12	7,804	5	1,961	\$1,310,477
Georgia						
Carroll Co. *	2004/2006	1	400	1	400	N/A
Illinois						
Kane Co.	2001/2002	21	2,786	21	2,786	\$12,920,814
Kentucky						
Lexington-Fayette Co. *	2000/2002	135	15,646	135	15,646	\$16,341,063
Maryland						
Anne Arundel Co. ♦	1991/1992	117	11,536	53	5,451	\$24,205,512
Baltimore Co. ~(2004)	1979/1981	255	27,083	22	2,629	\$7,149,347 ^
Calvert Co. ~(2003)	1992/1993	N/A	10,282	N/A	2,117	N/A
Carroll Co. * ♦ ‡	1979/1980	407	46,998	53	5,160	\$19,650,000 ^
Frederick Co. * ‡	1991/1993	231	32,305	51	8,396	\$28,812,756
Harford Co. ♦ ~(2004)	1977/1977	210	34,500	120	21,100	\$50,500,000
Howard Co. * ♦	1978/1984	218	19,467	180	15,434	\$185,445,000
Montgomery Co.	1986/1989	93	16,414	55	6,799	\$28,450,865 ^
Washington Co.	1980/1981	127	20,240	4	587	\$214,000
Michigan						
Peninsula Township ♦	1994/1996	57	4,034	38	2,385	\$8,275,250
Minnesota						
Dakota Co.	2003/2005	6	638	6	638	\$1,028,246
Montana						
Gallatin Co.	2000/2000	11	22,176	11	22,176	\$4,300,000 ^
New Hampshire						
Londonderry, City of	1996/1996	25	575	5	162	\$11,900,000
New Jersey						
Morris Co.	1983/1996	83	5,231	15	469	\$4,789,414
New York						
Amherst, Town of *	1996/1998	10	470	0	0	\$0
East Hampton, Town of *	1982/1982	14	311	11	162	N/A
Pittsford, Town of X	1995/1996	9	1,060	7	653	\$6,259,248 ^
Southampton, Town of	1998/1999	21	624	19	607	\$53,216,107 ^
Southold, Town of *	1984/1986	80	1,690	62	1,219	\$15,983,867
Suffolk Co. ~(Independent easement figure from 2005)	1974/1976	166	8,632	148	N/A	N/A ^
Warwick, Town of *	2001/1997	9	1,171	1	101	\$798,500
North Carolina						
Currituck Co. - Soil and Water Conservation District	2001/N/A	0	0	0	0	\$0
Forsyth Co.	1984/1987	27	1,606	20	1,237	\$2,131,829 ^
Orange Co.	2000/2001	6	656	5	585	\$1,233,115 ^
Rowan Co. - Soil and Water Conservation District	2004/N/A	0	0	0	0	\$0
Oregon						
Yamhill Co. - Soil and Water Conservation District *	2003/2003	4	944	3	224	\$32,000 ^
Pennsylvania						
Buckingham Township	1991/1991	44	3,539	27	881	\$9,690,598
Bucks Co. *	1989/1990	82	7,629	14	984	\$19,300,000
Chester Co.	1989/1990	206	19,513	28	2,509	\$11,686,000 ^
Lancaster Co. ♦ ▽	1980/1984	589	50,130	362	27,448	N/A
Plumstead Township ♦	1996/1997	37	1,944	26	968	\$7,609,467 ^
Solebury Township ~(2005)	1996/1998	34	1,941	28	1,298	\$17,400,000 ^
Virginia						
Albemarle Co.	2000/2002	14	3,112	14	3,112	\$2,437,760 ^
Chesapeake, City of	2003/N/A	0	0	0	0	\$0 ^
Clarke Co. *	2002/2003	11	445	11	445	\$350,000
Fauquier Co.	2002/2004	16	4,076	16	4,076	\$2,894,000
James City Co. ~(2003)	2001/2003	2	139	2	139	\$652,000 ^
Loudoun Co. X	2000/2002	5	1,007	5	1,007	\$2,670,000
Virginia Beach, City of ♦ +	1995/1997	122	7,025	122	7,025	\$19,905,666 ^
Washington						
King Co.	1979/1984	220	13,000	220	13,000	\$60,000,000
San Juan Co.	1990/1994	13	1,156	13	1,156	\$2,219,752 ^
Skagit Co.	1996/1998	64	5,050	64	5,050	\$3,954,000 ^
Thurston Co. X	1996/1998	19	940	19	940	\$2,300,000
Wisconsin						
Bayfield, City of - Bayfield Regional Conservancy	2002/2003	4	193	4	193	\$274,160 ^
Dunn, Town of	1996/1997	21	2,662	21	2,662	\$2,522,528
LOCAL TOTALS ▽				2,213	272,961	\$763,885,072

STATUS OF SELECTED LOCAL PROGRAMS AS OF JANUARY 2006

Additional Funds Spent to Date	Funds Available	Outstanding Applications	Funding Sources
\$91,500,000	\$5,000,000	0	Mitigation fees
\$3,492,000	\$3,750,000	4	Appropriations, mitigation fees, property tax, state agricultural conservation program funds, FRPP
N/A	N/A	N/A	Bonds, private contributions, FRPP
\$1,150,000	\$8,000,000	7	Local government contributions, sales tax, state bonds
\$0	N/A	N/A	Bonds, private/foundation contributions, sales tax, grants
N/A	N/A	0	Bonds, sales and use tax
\$2,554,574	\$114,553	2	Property tax, FRPP
\$1,095,000	\$2,370,063	4	Sales tax, FRPP
\$4,652,882	\$1,500,000	18	Gaming revenue, FRPP
\$21,888,570	\$6,287,127	65	Appropriations, bonds, local government contributions, state match grant, state tobacco settlement funding, FRPP
\$400,000	\$2,000,000	2	Agricultural transfer tax, appropriations, bonds, 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, transportation funding, FRPP
\$1,565,000	\$9,733,317	31	Agricultural transfer tax, appropriations, bonds, local government contributions, property tax, FRPP
\$5,134,819	\$11,281,587	29	Agricultural transfer tax, appropriations, recording fees, transportation funding, FRPP
\$0	N/A	32	Agricultural transfer tax, real estate transfer tax
\$77,777	\$12,550,000	0	Agricultural transfer tax, bonds, real estate transfer tax, FRPP
\$236,665	\$8,434,000	6	Agricultural transfer tax, appropriations, bonds, state grants, investment income, FRPP
\$0	\$3,200,000	37	Agricultural transfer tax, appropriations, recording fees, local government contributions, private/foundation funds, real estate transfer tax, transportation funds, FRPP
\$3,051,249	\$7,000,000	6	Appropriations, bonds, private/foundation contributions, property tax, state grants, transportation funds, FRPP
\$1,208,297	\$3,000,000	31	Landowner donations, local government contributions, FRPP
N/A	\$11,000,000	5	Appropriations, bonds, private/foundation contributions, property tax, FRPP
\$1,000,000	\$1,000,000	2	Appropriations, bonds, differential assessment withdraw penalty, property tax
\$73,921,746	\$8,200,000	21	Bonds, dedicated country preservation tax, property tax,
\$112,934	\$0	4	Bonds, FRPP
\$3,700,000	N/A	0	Bonds, real estate transfer tax
N/A	\$0	0	Appropriations, bonds, FRPP
\$2,090,000	\$15,000,000	2	Bonds, real estate transfer tax
\$1,057,538	\$18,662,719	12	Bonds, private contributions, real estate transfer tax, state funding, FRPP
\$2,100,929	\$8,500,000	17	Appropriations, bonds, sales tax, FRPP
\$5,620,797	\$7,153,000	7	Bonds, private contributions, FRPP
\$0	\$300,000	0	Appropriations
\$498,237	\$0	30	Appropriations, state grants, FRPP
\$784,155	\$2,070,000	18	Appropriations, bonds, private loans, property tax, sales tax, FRPP
\$0	\$0	2	Appropriations, FRPP
\$0	\$0	2	District funds, private/foundation contributions
\$100,000	\$3,283,772	15	Bonds, private/foundation contributions, real estate transfer tax, FRPP
\$10,500,000	\$8,000,000	60	Appropriations, bonds, FRPP
\$6,733,363	\$16,772,904	60	Appropriations, bonds, interest from differential assessment withdrawal penalty, FRPP
\$797,547	\$8,820,329	218	Appropriations, bonds, interest from differential assessment withdrawal penalty, municipal contributions, FRPP
\$50,000	\$8,999,000	41	Bonds, property tax, FRPP
\$7,510,000	\$5,000,000	21	Appropriations, bonds, private contributions, property tax, FRPP
\$272,500	\$1,000,000	18	Appropriations, local government contributions, private contributions, transient lodging tax
\$0	\$586,572	19	Appropriations, local government contributions
\$54,025	\$150,000	3	Appropriations, private/foundation contributions
\$1,863,500	\$2,000,000	0	Appropriations, differential assessment withdrawal penalty, local government contributions, private/foundation contributions, state grants
\$0	\$1,500,000	3	Local government contributions, FRPP
N/A	\$0	0	Appropriations, transient lodging tax, FRPP
\$0	\$17,325,646	5	Appropriations, property tax
N/A	\$1,600,000	N/A	Appropriations, bonds, conservation futures tax, private/foundation contributions, FRPP
\$0	N/A	2	Bonds, property tax, real estate transfer tax, timber excise tax
\$1,880,000	\$1,597,538	30	Property tax, state grants, timber excise tax, FRPP
N/A	\$0	0	Property tax
\$322,375	\$0	3	Gift from Chamber of Commerce, local government contributions, property tax, FRPP
\$3,234,309	\$794,220	30	Appropriations, bonds, county and state grants, private/foundation contributions, property tax, FRPP
\$262,210,787	\$233,536,346	924	

STATUS OF LOCAL PACE PROGRAMS

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

Funding Sources

Sources of funding for each program. “Mitigation fees” means payments made by a developer as a condition for approving a non-farm development project. “Transportation funding” refers to federal money disbursed under The Safe, Accountable, Flexible, Efficient Transportation Equity Act (SAFETEA) of 2005 and its predecessors for “transportation enhancements.” Easement acquisitions that protect scenic views and historic sites along transportation routes are eligible for these funds. The “FRPP” is the federal Farm and Ranch Lands Protection Program. Originally established in the 1996 Farm Bill as the Farmland Protection Program, the FRPP provides matching funds to state, local and tribal agricultural easement acquisitions programs. The 2002 Farm Bill expanded the program to include certain non-governmental organizations. In addition to these sources of funding, several local programs reported financial contributions from private individuals or foundations.

NOTES

[*] Program figures are more current than January 2006.

[#] Figures for Marin County, CA, 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. After June 1999 MALT acquired easements without county assistance. This activity is not included in this table.

[♦] These programs 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 term. Landowners can convert IPAs into securities that can be sold to recover the principal at any time. Programs 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 this year’s survey. Figures were carried forward from prior PACE tables published in the year indicated in parentheses.

[‡] In Maryland, Carroll and Frederick Counties offer “critical farms” programs. The programs allow landowners to sell to the county options to buy their easements for 75 percent of the appraised easement value. In exchange, landowners 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.

[X] Program has terminated or is no longer acquiring agricultural conservation easements.

[V] Independent figures include 242 easements covering 19,067 acres for which state funds paid for incidental costs. These figures are rolled into Pennsylvania’s state totals.

[+] “Total and Independent Easements/Restrictions Acquired” represents the number of parcels protected. Virginia Beach, VA, 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.