

Calvert County Forest Conservation Transferable Development Rights Program

The Forest Conservation Transferable Development Rights (FC TDR) Program

This Program allows an owner of land in an Agricultural Preservation District (APD) to sell their Transferable Development Rights (TDRs) on existing forestland to another party in order for the other party to meet Forest Conservation Requirements. Each TDR converted to a Forest Conservation TDR protects one acre of forest. Prior to the transfer, restrictive covenants are recorded in the land records. The covenants permanently protect the Forest Retention Area from development. Timber harvesting is allowed with an approved Forest Management Plan.

Establishment of an Agricultural Preservation District (APD)

Establishment of an APD is a five-year commitment by the landowner not to develop the land. The Agricultural Preservation Advisory Board (APAB) determines if the land meets the standards for the Program. If the APD is approved and recorded, then the owner qualifies for a 100% county tax credit for the undeveloped farm and forest land. If, after five years, a landowner desired to withdraw from the APD and has not sold TDRs, the APD may be terminated after a one-year's notice to the APAB.

How Many TDRs Might I Have to Sell?

The Board of County Commissioners certifies TDRs. One TDR is certified per acre, except for lands in the Residential District, which are eligible for two TDRs per acre. Five TDRs are deducted for each house and farm manufactured home. Four TDRs are added for each unused "exception" lot in the Farm and Forest District or the Rural Community District.

What is the Process for Selling TDRs?

The price is negotiated between buyer and seller. The County only monitors the transactions. The County also keeps a list of willing sellers.

Once there is an agreement, an attorney, paid for by the buyer or seller, prepares a title search and drafts the Recording of Covenants and Transfer of Development documents. These are presented to the County Attorney for review. Once approved, the Director of Planning and Zoning approves the documents for recording after noting the transaction in official county records.

How will the sale of FC TDRs affect future owners?

The sale has no effect on ownership rights, except for the covenants that limit residential and commercial development and protect the Forest Retention Areas. The land may be sold or otherwise conveyed to anyone. The new owners are subject to the same covenants, which run with the land in perpetuity.



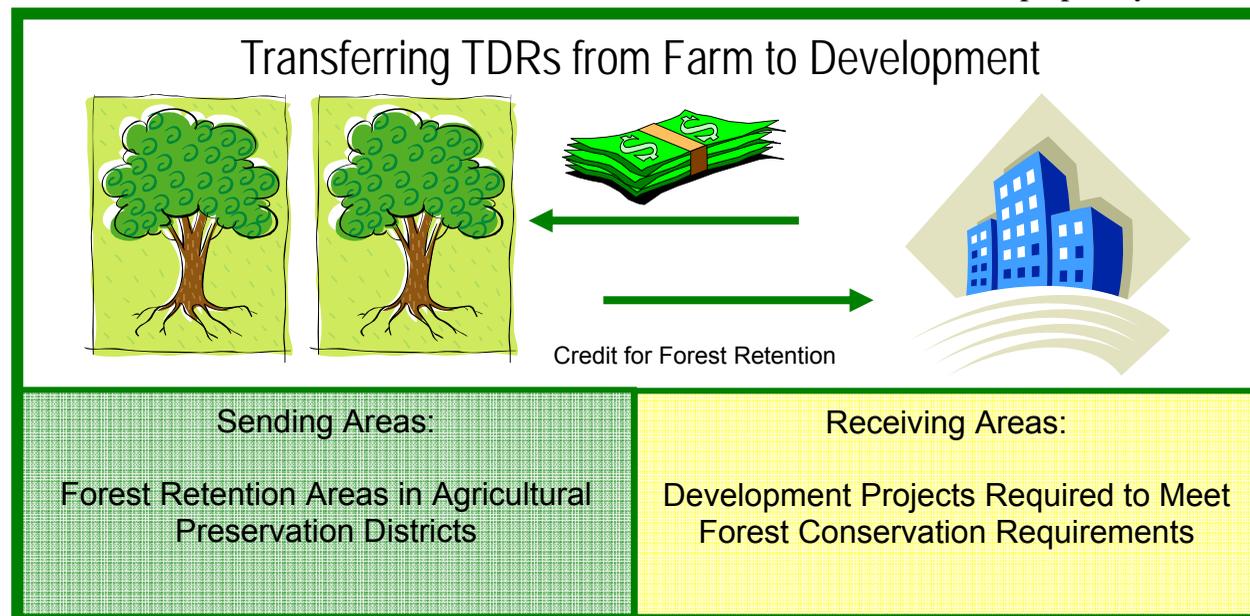
Benefits of the TDR Program

TDRs are a proven tool for retaining land equity while giving owners flexibility.

Owners may:

- Negotiate to sell TDRs at any time.
- Sell all of part of their TDRs at a time.
- Keep their land, sell it separately, or convey / will it to family members.
- Receive a 100% County tax break on undeveloped farm and forest land.

FOR MORE INFORMATION:
call 410-535-2348 or
email pz@co.cal.md.us



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AGRICULTURAL LAND PRESERVATION PROGRAM

The 2004 Comprehensive Plan presents a vision of Calvert County that opens with a landscape “dominated by forests and fields.”



Calvert County’s land preservation programs form a tool box for making this vision a reality. With every farm that goes into an Agricultural Preservation District, the vision grows stronger. With every farm that is sold for residential development, the vision fades. Your commitment to the land, coupled with our commitment to making preservation a viable option will keep the vision alive.

PURPOSE

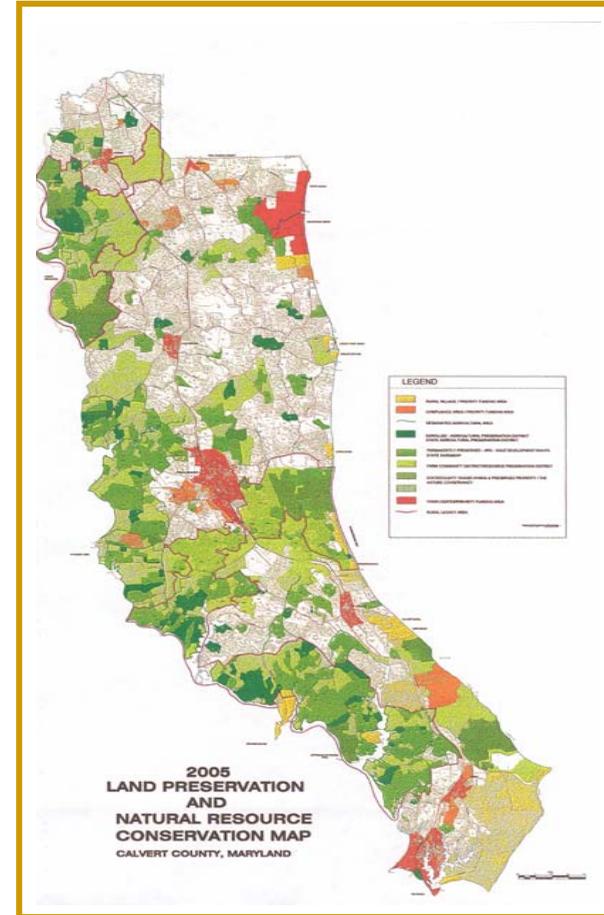
Calvert County’s Agricultural Land Preservation Programs are designed to offer as many options as possible to individuals interested in preserving their land. The underlying principle of the program is to ensure that participating property owners are fairly compensated for their development rights, providing them with resources to diversify crops, maintain the property, pay off debts, buy adjacent properties, and/or provided estate planning options. **The purpose of the Transferable Development Rights (TDR) Program is to preserve land by redirecting growth to other locations.**

GOAL

To preserve 40,000 acres of farm and forest land in Calvert County.

LAND PRESERVATION PROGRAMS

Calvert County operates two state programs and three County programs. All three County programs are based on certification of development rights. Forest Conservation TDR’s are discussed in this brochure.



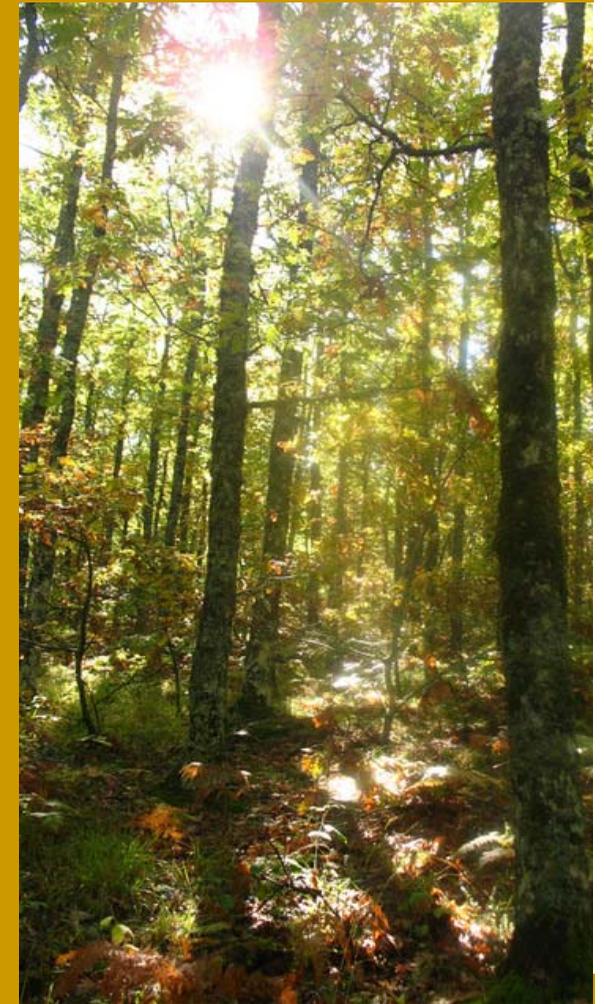
Facts about Land Preservation in Calvert County

Acres in Protection Areas:	57,000
Acres Enrolled in APDs:	30,175
Acres Preserved:	24,723
Goal in Acres:	40,000

Source: Calvert County Planning & Zoning — 3/2007

Department of Planning and Zoning
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See us on the web at www.co.cal.md.us

Calvert County, MD Agricultural Land Preservation Program



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