Farmland Preservation Program

Farmland preservation plan

- Farmland preservation zoning
- Agricultural Enterprise Areas
- Purchase of agricultural conservation easements
- Farmland Preservation Agreements
Farmland Preservation Program

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Agricultural Enterprise Areas

Purchase of agricultural conservation easements

Conversion Fee

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Farmland Preservation Agreements
Areas planned for farmland preservation since 2009
MCD's Opted In/Out of FP Zoning

Opted Out

Added Areas

Towns removed from FPZ

Towns that added FPZ

Changes to FP Zoning since 2009
Jurisdictions with farmland preservation zoning in 2016
Acres Rezoned out of a Certified Farmland Preservation District

- 2010: 0 acres
- 2011: 9,000 acres
- 2012: 3,000 acres
- 2013: 4,000 acres
- 2014: 5,000 acres
- 2015: 4,500 acres

Source: [chart data]
Tax Credits

$5.00/Acre for landowners with a farmland preservation agreement signed after July 1, 2009 and located in an agricultural enterprise area, or for landowners who have modified an agreement signed before July 1, 2009

$7.50/Acre for landowners in an area zoned for farmland preservation

$10.00/Acre for landowners in an area zoned for farmland preservation and in an agricultural enterprise area with a farmland preservation agreement signed after July 1, 2009, or in an area zoned for farmland preservation and with a farmland preservation agreement modified after July 1, 2009
Number of FPP Claims

- **Schedule FC**
- **Schedule FC-A**
Claimed acreage by county
7-years in...
What’s happening?

Planning
• Some are only planning a few towns
• Not looking at the plan criteria objectively

Zoning
• Administrative issues
• Lack of incentive to minimize rezoning
• Reluctance to adopt zoning ordinance
What’s happening?

AEA
• Not signing agreements
• Additional incentives not developed
• Decreasing interest

Tax credit
• Not high enough
• Per acre credit doesn’t help smaller farms
What’s happening?

Compliance
- Too daunting
- Too expensive
Does this program really preserve farmland?
What could help?

- Permanent protection
- Support new and beginning farmers
- Improve access to land
- Address economic considerations of aging farmers
- Foster agricultural economic development
- Support local plan implementation
- Discourage ag land conversion
- What else?