



FARMLAND
INFORMATION
CENTER

FACT
SHEET

STATUS OF
LOCAL PACE
PROGRAMS



AMERICAN FARMLAND TRUST
FARMLAND INFORMATION CENTER
One Short Street, Suite 2
Northampton, MA 01060
(800) 370-4879
www.farmlandinfo.org

NATIONAL OFFICE
1200 18th Street, NW, Suite 800
Washington, DC 20036
(202) 331-7300
www.farmland.org



DESCRIPTION

As of January 2009, at least 77 independently funded, local purchase of agricultural conservation easement (PACE) programs in 19 states had acquired funding and/or easements. This table displays the status and summarizes important information about these local farm and ranch land protection programs. For a program to be included, the protection of agricultural lands must be one of its core purposes, accomplished primarily by compensating landowners for the value of the easement.

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 of Inception” is the year in which the ordinance creating the PACE program passed. “Year of First Acquisition” is the year in which the program acquired its first easement.

Total Easements / Restrictions Acquired

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 to date. This number excludes easements/restrictions acquired through joint projects with county

and/or state programs, which may represent the majority of local activity, to avoid double counting easements acquired. This number does not necessarily reflect the total number of farms/ranches protected because programs acquire 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, which may represent the majority of local activity to avoid double counting protected acres.

Independent Program Funds Spent to Date

Dollars spent by each 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 do not include additional funds contributed by federal programs, municipal governments, private land trusts, foundations and/or individuals, or the value of landowner donations.

Additional Funds Spent to Date

Funds contributed by local governments, state governments, private land trusts, foundations or individuals, and/or federal programs (see “Funding Sources” below). The value of landowner donations is 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

Locality	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	9	2,160	2	265	\$1,607,000 ^
Marin Co. - Marin Agricultural Land Trust #	1980/1983	28	14,967	28	14,967	\$14,775,000
Sonoma Co.	1990/1992	71	33,546	71	33,546	\$72,840,000
Colorado						
Boulder, City of	1967/1984	17	2,438	17	2,438	\$21,399,732 ^
Douglas Co.	1994/1995	5	27,808	5	27,808	\$15,800,000 ^
Routt Co.	1996/2000	21	11,796	4	800	\$886,291 ^
Georgia						
Carroll Co. - Georgia Agricultural Land Trust ~(2007)	2004/2006	2	450	2	450	\$220,833
Illinois						
Kane Co.	2001/2002	34	4,655	34	4,655	\$18,053,800
Kentucky						
Lexington-Fayette Co.	2000/2002	196	22,589	196	22,589	\$24,072,719
Maryland						
Anne Arundel Co. ♦	1991/1992	123	12,107	52	5,907	\$40,930,000
Baltimore Co. ~(2007, figures for funds available are from 2009)	1979/1981	452	42,349	24	3,751	\$9,444,609 ^
Calvert Co. ~(2003) ♦	1992/1993	N/A	10,282	N/A	2,117	N/A
Carroll Co. ♦ ‡	1979/1980	484	54,120	103	9,795	\$84,660,652 ^
Frederick Co. ♦ ‡	1991/1993	299	41,266	98	14,668	\$32,719,831 ^
Harford Co. ~(2008) ♦	1977/1977	364	41,039	200	24,286	\$67,571,892
Howard Co. ♦	1978/1984	240	20,488	202	16,455	\$188,840,000
Montgomery Co. ~(2008)	1986/1989	109	15,705	65	7,458	\$28,172,897
Washington Co. ♦	1980/1981	105	16,122	10	1,252	\$5,859,541 ^
Michigan						
Peninsula Township ♦	1994/1996	71	4,638	51	2,920	\$13,793,800
Minnesota						
Dakota Co. ♦	2003/2005	21	2,320	21	2,320	\$4,589,085
Montana						
Gallatin Co. ~(2008)	2000/2000	22	29,694	21	29,107	\$9,300,000 ^
New Hampshire						
Londonderry, City of ~(2006)	1996/1996	25	575	5	162	\$11,900,000
New Jersey						
Burlington Co. ♦ △	1985/1985	N/A	25,033	4	500	\$4,738,609
Morris Co.	1983/1996	107	6,910	15	469	\$4,789,414
New York						
East Hampton, Town of	1982/1982	19	360	16	211	N/A
Pittsford, Town of X	1995/1996	9	1,060	7	653	\$6,259,248 ^
Southampton, Town of	1998/1999	34	926	30	825	\$97,301,119 ^
Southold, Town of	1984/1986	99	2,069	82	1,613	\$31,167,291
Suffolk Co. +	1974/1976	320	9,503	184	9,367	\$167,000,000
Warwick, Town of ♦	2001/1997	15	2,382	9	1,202	\$4,011,207 ^
Watershed Agricultural Council	1998/2001	82	16,529	82	16,529	\$16,670,543
North Carolina						
Buncombe Co.	2001/2005	14	2,160	13	1,870	\$2,402,346 ^
Forsyth Co.	1984/1987	25	1,606	21	1,346	\$2,630,065
Orange Co.	2000/2001	12	1,229	11	1,159	\$2,566,533 ^

NOTE: For explanation of column headings, please see fact sheet text.

STATUS OF SELECTED LOCAL PROGRAMS AS OF JANUARY 2009

Additional Funds Spent to Date	Program Funds Available	Outstanding Applications	Funding Sources Used to Date	
				California
\$0	N/A	N/A	Mitigation fees	
\$4,042,000	\$3,000,000	6	Appropriations, mitigation fees, property tax, FRPP	
N/A	N/A	N/A	Bonds, private contributions, FRPP	
\$1,650,000	\$9,000,000	12	Bonds, local government contributions, sales tax, FRPP	
				Colorado
N/A	N/A	N/A	Bonds, private/foundation contributions, sales tax	
N/A	N/A	N/A	Bonds, sales and use tax	
	\$1,941,547	6	Property tax	
				Georgia
\$1,460,000	N/A	N/A	Sales tax, FRPP	
				Illinois
\$8,803,142	\$2,800,000	15	Gaming revenue, FRPP	
				Kentucky
\$29,509,911	N/A	N/A	Appropriations, bonds, local government contributions, state grants, state tobacco settlement funding, FRPP	
				Maryland
\$400,000	\$1,000,000	N/A	Agricultural transfer tax, appropriations, bonds, local government contributions, FRPP	
\$219,077	\$3,300,000	N/A	Agricultural transfer tax, appropriations, bonds, local government contributions, private contributions, property transfer tax, transportation funding, FRPP	
N/A	N/A	N/A	Agricultural transfer tax, appropriations, private contributions, property tax, recording fees, transportation funding, FRPP	
\$2,782,842	\$12,401,355	N/A	Agricultural transfer tax, appropriations, bonds, local government contributions, property tax, FRPP	
\$27,794,962	\$13,274,516	26	Agricultural transfer tax, appropriations, local government contributions, recording fees, transportation funding, FRPP	
\$0	N/A	N/A	Agricultural transfer tax, local government contributions, real estate transfer tax	
	\$40,680,000	1	Agricultural transfer tax, bonds, property transfer tax, use value assessment withdrawal penalties, FRPP	
\$111,700,000	N/A	N/A	Agricultural transfer tax, appropriations, bonds, investment income, state grants, FRPP	
\$390,175	\$1,190,000	30	Agricultural transfer tax, appropriations, local government contributions, private/foundation funds, property transfer tax, recording fees, transportation funds, FRPP	
				Michigan
\$2,571,950	\$594,137	15	Appropriations, bonds, private/foundation contributions, property tax, state grants, transportation funds, FRPP	
				Minnesota
\$4,616,992	\$3,210,000	7	Bonds, local government contributions, FRPP	
				Montana
\$6,315,000	N/A	N/A	Appropriations, bonds, private/foundation contributions, property tax, FRPP	
				New Hampshire
\$1,000,000	N/A	N/A	Appropriations, bonds, differential assessment withdrawal penalty, property tax	
				New Jersey
N/A	N/A	N/A	Bonds, property tax	
\$295,000	\$34,544,257	9	Bonds, property tax	
				New York
N/A	N/A	N/A	Bonds, real estate transfer tax	
N/A	\$0	N/A	Appropriations, bonds, FRPP	
\$5,300,704		7	Bonds, real estate transfer tax	
\$2,308,458	\$676,056	10	Bonds, private contributions, real estate transfer tax, FRPP	
\$47,000,000	N/A	N/A	Appropriations, bonds, local government contributions, sales tax, FRPP	
\$11,178,455	\$1,426,591	7	Bonds, local government contributions, private contributions, property transfer tax, FRPP	
\$0			New York City Department of Environmental Protection	
				North Carolina
\$1,664,695	\$2,400,000	8	Local government contributions, private/foundation contributions	
\$98,908	\$0	0	Appropriations, FRPP	
\$2,332,600	\$500,000	1	Appropriations, bonds, local government contributions, private loans, property tax, sales tax, FRPP	

PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS

Locality	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
Oregon						
Yamhill Co. - Soil and Water Conservation District ~(2008)	2003/2003	4	944	3	896	\$46,000
Pennsylvania						
Buckingham Township	1991/1991	49	3,810	34	1,397	\$10,121,638
Bucks Co. ♦ ~ (2008)	1989/1990	115	10,216	17	1,500	\$71,517,889
Chester Co. ♦	1989/1990	271	24,743	57	4,658	\$22,535,818
Lancaster Co. ♦	1980/1984	720	61,947	116	9,274	\$13,201,302
Plumstead Township	1996/1997	37	1,436	28	907	\$10,000,000 ^
Solebury Township ~(2005)	1996/1998	34	1,941	28	1,298	\$17,400,000 ^
Virginia						
Albemarle Co.	2000/2002	29	5,962	25	4,431	\$7,899,829 ^
Chesapeake, City of ♦	2003/2006	3	208	3	208	\$545,594 ^
Clarke Co.	2002/2003	45	2,582	45	2,582	\$726,280
Cumberland Co.	2007/N/A	0	0	0	0	\$0
Fauquier Co.	2002/2004	33	6,727	31	6,261	\$8,684,000 ^
Franklin Co.	2007/2008	1	160	0	0	\$125,000 ^
Goochland Co.	2007/2007	3	227	3	227	\$0
Isle of Wight Co.	2005/N/A	0	0	0	0	\$0
James City Co. ~(2008)	2001/2003	4	366	4	366	\$1,500,000 ^
Loudoun Co. X	2000/2002	5	1,007	5	1,007	\$2,670,000
New Kent Co.	2006/N/A	0	0	0	0	\$0
Northampton Co.	2006/N/A	0	0	0	0	\$0
Rappahannock Co.	2004/2006	2	451	0	0	\$0
Spotsylvania Co.	2005/N/A	0	0	0	0	\$0
Stafford Co.	2007/N/A	0	0	0	0	\$0
Virginia Beach, City of ♦ +	1995/1997	137	7,798	137	7,798	\$22,173,890 ^
Washington						
King Co.	1979/1984	220	13,265	220	13,265	\$60,500,000
San Juan Co. △	1990/1994	14	1,276	14	1,276	\$2,219,752
Skagit Co.	1996/1998	127	6,418	127	6,418	\$484,068
Thurston Co. X	1996/1998	18	942	18	942	\$2,241,122
Whatcom Co.	2001/2002	11	641	11	641	\$2,335,100 ^
West Virginia						
Berkeley Co.	2000/2004	22	2,198	22	2,198	\$5,886,479
Fayette Co.	2005/2007	1	59	1	59	\$107,000
Grant Co.	2003/2007	1	72	1	72	\$0
Greenbrier Co.	2004/2007	1	140	1	140	\$98,000
Hampshire Co.	2004/2006	2	506	2	506	\$580,000
Hardy Co.	2003/2003	3	570	3	570	\$584,000
Jefferson Co.	2000/2003	17	1,566	17	1,566	\$2,895,527
Monroe Co.	2002/2005	3	346	3	346	\$312,045
Morgan Co.	2000/2005	5	417	5	417	\$534,000
Nicholas Co.	2004/2007	1	84	1	84	\$42,000
Pocahontas Co.	2004/2008	2	212	2	212	\$100,000
Preston Co.	2004/2007	1	167	1	167	\$11,369,851
Wisconsin						
Bayfield, Town of - Bayfield Regional Conservancy	2002/2003	4	193	4	193	\$274,160
Dunn, Town of	1996/1997	23	2,822	23	2,822	\$2,671,278 ^
LOCAL TOTALS				2,746	341,949	\$1,292,555,679

NOTE: For explanation of column headings, please see fact sheet text.

STATUS OF SELECTED LOCAL PROGRAMS AS OF JANUARY 2009

Additional Funds Spent to Date	Program Funds Available	Outstanding Applications	Funding Sources Used to Date	
				Oregon
\$46,000	N/A	N/A	District funds, private/foundation contributions	
				Pennsylvania
\$100,000	N/A	NA	Bonds, private/foundation contributions, property tax, real estate transfer tax	
\$23,572,847	N/A	N/A	Appropriations, bonds, local government contributions, FRPP	
\$12,419,430	\$13,430,067	70	Appropriations, use value assessment withdrawal penalties, bonds, interest from differential assessment withdrawal penalty, local government contributions, private/foundation contributions, FRPP	
N/A	N/A	N/A	Appropriations, bonds, interest from differential assessment withdrawal penalty, local government contributions, FRPP	
N/A	\$8,000,000	N/A	Bonds, property tax, FRPP	
\$0	N/A	N/A	Appropriations, bonds, private contributions, property tax, FRPP	
				Virginia
\$62,500	\$902,000	8	Appropriations, local government contributions, private contributions, transient lodging tax	
\$0	\$940,000	20	Appropriations, local government contributions, use value assessment withdrawal penalties, FRPP	
\$1,444,267	\$267,562	4	Appropriations, local government contributions, private/foundation contributions, use value assessment withdrawal penalties, FRPP	
\$0	\$202,000	4	Local government contributions	
\$2,142,500	\$2,135,000	6	Appropriations, local government contributions, private/foundation contributions, use value assessment withdrawal penalty, FRPP	
\$0	\$0	1	Local government contributions	
	\$899,800	2	Local government contributions,	
	\$2,875,250	28	Local government contributions,	
\$236,000	N/A	N/A	Bonds, local government contributions, FRPP	
N/A	N/A	N/A	Appropriations, transient lodging tax, FRPP	
\$0	\$300,000	1	Local government contributions,	
	\$69,255	0	Transient lodging tax	
\$581,000	\$110,000	0	Appropriations, local government contributions, private/foundation contributions, use value assessment withdrawal penalties, FRPP	
\$0	\$253,774	N/A	Private/foundation contributions	
	\$300,000	2	Appropriations, sale of surplus property	
\$0	\$18,255,000	8	Appropriations, cell phone tax, property tax	
				Washington
\$0	\$1,600,000	5	Appropriations, bonds, private/foundation contributions, property tax, FRPP	
\$0	N/A	N/A	Bonds, property tax, real estate transfer tax, timber excise tax	
\$3,614,789	\$1,800,000	8	Local government contributions, private/foundation contributions, property tax, property transfer tax, state grants, timber excise tax, FRPP	
N/A	N/A	N/A	Property tax	
\$4,110,200	N/A	7	Property tax, real estate excise tax, FRPP	
				West Virginia
N/A	N/A	N/A	FRPP	
N/A	N/A	N/A	FRPP	
N/A	N/A	N/A	FRPP	
N/A	N/A	N/A	FRPP	
N/A	N/A	N/A	FRPP	
N/A	N/A	N/A	FRPP	
N/A	N/A	N/A	FRPP	
N/A	N/A	N/A	FRPP	
N/A	N/A	N/A	FRPP	
N/A	N/A	N/A	FRPP	
N/A	N/A	N/A	FRPP	
N/A	N/A	N/A	FRPP	
				Wisconsin
\$322,375	N/A	N/A	Local government contributions, private contributions, property tax, FRPP	
\$5,991,958	\$2,428,924	26	Appropriations, bonds, county and state grants, private/foundation contributions, property tax, FRPP	
\$328,078,737	\$186,707,091	360		

STATUS OF
LOCAL PACE
PROGRAMS



American Farmland Trust

For additional information on farmland protection and stewardship contact the Farmland Information Center. The FIC offers a staffed answer service and online library.

www.farmlandinfo.org

(800) 370-4879



Funding Sources Used to Date

Sources of funding for independent projects. “Transportation funding” refers to federal money disbursed under The Safe, Accountable, Flexible, Efficient Transportation Equity Act 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 federal Farm and Ranch Lands Protection Program (FRPP) provides matching funds to state, local and tribal governments and certain non-governmental organizations to purchase agricultural conservation easements.

The 2008 Farm Bill authorized \$743 million for the FRPP through fiscal year 2012.

In addition to these sources of funding, several programs reported financial contributions from private sources.

NOTES

[~] Figure carried forward from previous PACE tables.

[#] Figures for Marin County, Calif., 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 received \$20 million in state funds and directed \$15 million 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.

[‡] 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 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 holds the easement, unless the landowner repays the program, with interest. Figures for Carroll and Frederick Counties may include critical farm projects that have not yet been approved by the state.

[△] Total program activity includes fee simple acquisitions.

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

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