

County File #: \_\_\_\_\_

Applicant: \_\_\_\_\_

BALTIMORE COUNTY  
DEPARTMENT OF PLANNING  
**BALTIMORE COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM**

**APPLICATION TO SELL EASEMENT**

Property owner name(s): \_\_\_\_\_

Address of Property: \_\_\_\_\_

I/We landowner(s) of the above property, in Baltimore County, Maryland, apply to Baltimore County to sell an agricultural land preservation easement in the form of a deed restriction in perpetuity, pursuant to Article 24. Land Preservation, Baltimore County Code.

This application to sell an easement and any offer by the County to purchase the easement, including any Deed of Easement to be recorded on the property, will cover the entire acreage referenced in the application, which should agree with the deed and SDAT assessment. If any acreage is to be excluded (e.g. Non-Ag/Non-Residential Use, Commercial (other than Ag use), etc.) this must specifically be approved by the Baltimore County Land Preservation Advisory Board and it is recommended that you discuss in advance with staff.

The total acreage of the property is: \_\_\_\_\_ acres. If acreage reflected in the deed is different from the acreage of the proposed easement, please explain:

\_\_\_\_\_  
\_\_\_\_\_

The easement price will be based upon the approved Baltimore County Agricultural Easement formula. Properties must be within an Agricultural Priority Preservation Area AND be at least 50 acres in size or 20 acres if contiguous to an existing easement.

**CONSERVATION REQUIREMENTS**

Easements require a *Soil Conservation and Water Quality Plan* approved by the Baltimore County Soil Conservation District (unless fully forested). In addition, Forest Stewardship Plans at the owners' expense are required if ten or more contiguous acres are wooded.

\_\_\_\_\_ I/We have a current (less than 10 years) *Soil Conservation and Water Quality Plan* in place for this property. Date Plan Adopted: \_\_\_\_\_

\_\_\_\_\_ I/We understand that a *Soil Conservation and Water Quality Plan* approved by the Baltimore County Soil Conservation District will be required within one year of settlement of an easement and understand that I/we will need to contact the Baltimore County Soil Conservation District (410-527-5920 x3) in order to request a Plan.

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Landowner Information:

Owner (Individuals/Trust/Business Entity) \_\_\_\_\_

Primary Contact Name: \_\_\_\_\_

Email: \_\_\_\_\_

Primary Phone: \_\_\_\_\_ Secondary Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Entity Information: Please list all members/partners/trustees/shareholders of the ownership entity if applicable (attach separate sheet, if needed).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Information:

Address \_\_\_\_\_

Tax Map \_\_\_\_\_ Parcel(s) \_\_\_\_\_

Acres \_\_\_\_\_ as shown on (deed/SDAT/other \_\_\_\_\_)

Deed Reference(s): Liber \_\_\_\_\_ Folio \_\_\_\_\_; Liber \_\_\_\_\_ Folio \_\_\_\_\_;  
Liber \_\_\_\_\_ Folio \_\_\_\_\_; Liber \_\_\_\_\_ Folio \_\_\_\_\_

Zoning \_\_\_\_\_

Number of Residences \_\_\_\_\_

County Designated Farm Tenant House (yes/no) \_\_\_\_\_

Existing Property Restrictions: Please state whether there are any existing restrictive easements or covenants (e.g./Forest Conservation easements, open space easements, CREP agreements, etc.) on your property and, if so, please describe) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Mortgages or Liens:

Is there a mortgage or other lien on this property, including equity line of credit?  
(yes/no)\_\_\_

If yes, signatures and addresses of such holders will be required on the Option Contract and Deed of Easement. Liens must be subordinated to the terms of the Deed of Easement.

Name of Mortgage or Lien Holder: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Name of Mortgage or Lien Holder: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Third Party Interests (e.g. Cell tower lease, Solar lease, Mineral Rights, Utility, etc):

List: \_\_\_\_\_

\_\_\_\_\_  
Signatures may be required for certain third-party interests. Other documents may be requested to determine title.

Survey:

If a survey plat is available, you may provide a copy. Applicants may be required to provide a survey if acreage as stated by the MD Dept. of Assessments and by the deed differ or if other irregularities seem to be present.

Land Use and Structures: Please estimate number of acres for each use below.

Tillable or in Cropland \_\_\_\_\_ acres

Pasture \_\_\_\_\_ acres

Woodland \_\_\_\_\_ acres

Wetlands/Pond \_\_\_\_\_ acres

Farmstead \_\_\_\_\_ acres

Buildings/Lawn \_\_\_\_\_ acres

Other: \_\_\_\_\_ acres

Is there a stream on the property? Yes \_\_\_\_\_ No \_\_\_\_\_

If so, is it flowing year-round? Yes \_\_\_\_\_ No \_\_\_\_\_

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**Agricultural Structures:** List and briefly describe all agricultural building and Structures. Indicated which ones relate to the current farm operation (Add page if necessary).

Structure	Used in Current Operation Y/N	Year Built	Apx. Dimension

**Residential Structures:** List any residences, tenant houses, accessory residential structures (e.g./garage, pool house, etc.)

Structure	Apx. Dimension

**Farm Operation:**

Owner operated: Yes \_\_\_\_\_ No \_\_\_\_\_

If leased, name of operator: \_\_\_\_\_

Describe the farming operation: \_\_\_\_\_

\_\_\_\_\_

This is part of a larger operation: Yes \_\_\_\_\_ No \_\_\_\_\_

**Stewardship of Resources:**

Do you have any other active management plans (e.g. Forest Management Plan, Nutrient Management Plan, etc. If so, please list:

\_\_\_\_\_  
\_\_\_\_\_

If you have a Soil Conservation & Water Quality Plan or other management plans, have you implemented the Plan according to the Plan schedule? Yes \_\_\_\_\_ No \_\_\_\_\_

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Development Rights: Fill out the information below to the best of your knowledge. Information to be verified.

Admin Use Only:
Verification of Rights. _____
Notes: _____
_____
_____

Development Rights Associated with underlying Zoning

\_\_\_\_\_

If RC2 Zoning: has the property been subdivided after November 25, 1979?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

Can the property be further subdivided? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

Existing Dwellings \_\_\_\_\_

Remaining Development Rights to be Extinguished \_\_\_\_\_

Reservation of Child's Lot- (Subject to underlying Zoning density & County Regs) (Yes/No)

\_\_\_\_\_

If yes, Full Names of Children: \_\_\_\_\_

\_\_\_\_\_

SIGNATURES TO APPLICATION

I/We confirm that the county legal department will be reviewing title to the property and may require certain actions by the landowner(s) to clear title to the property, or may require the landowner(s) to provide a modern boundary survey of the property at the landowner's expense.

I am/We are aware that any approval to obtain an Option Contract for the purchase of an agricultural preservation easement made by the county is subject to final approval by the County Council.

I/We understand that there is no guarantee that an offer will be made for the purchase of an agricultural preservation easement on this property, and that completing this application does not mean our property qualifies for the program.

I/We acknowledge that the land on which I am/we are applying to sell an easement shall not be subdivided, altered in its configuration, or encumbered by a restriction during the application process without prior written approval of the county. Failure to comply with this restriction may result in withdrawal of the application.

I/We give the Baltimore County Agricultural Land Preservation Program permission to visit the property with proper notice for purposes of evaluating the application.

\*Signatures follow on next page.

