



## FARMLAND INFORMATION CENTER

# FACT SHEET

## STATUS OF LOCAL PACE PROGRAMS



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### DESCRIPTION

As of January 2008, at least 57 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 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 was 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. 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.

#### 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, 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
<b>California</b>					
Alameda Co. - Tri-Valley Conservancy	1993/1992	52	3,987	49	3,785
Davis, City of ~(2007)	1988/1988	6	1,700	2	265
Marin Co. - Marin Agricultural Land Trust #	1980/1983	28	14,967	28	14,967
Sonoma Co. *	1990/1992	70	33,316	70	33,316
<b>Colorado</b>					
Boulder, City of	1967/1984	17	2,438	17	2,438
Douglas Co. *	1994/1995	5	27,808	5	27,808
Routt Co.	1996/2000	19	11,524	8	2,495
<b>Georgia</b>					
Carroll Co. - Georgia Agricultural Land Trust ~(2007)	2004/2006	2	450	2	450
<b>Illinois</b>					
Kane Co. ~(2007)	2001/2002	28	3,848	28	3,848
<b>Kentucky</b>					
Lexington-Fayette Co. *	2000/2002	181	20,713	181	20,713
<b>Maryland</b>					
Anne Arundel Co. * ♦	1991/1992	122	12,000	51	5,800
Baltimore Co. ~(2007, figures for funds available and outstanding applications are from 2008)	1979/1981	452	42,349	24	3,751
Calvert Co. ~(2003) ♦	1992/1993	N/A	10,282	N/A	2,117
Carroll Co. * ♦ ‡	1979/1980	463	52,434	69	7,372
Frederick Co. * ♦ ‡	1991/1993	281	39,098	88	13,270
Harford Co. ♦	1977/1977	364	41,039	200	24,286
Howard Co. ♦	1978/1984	238	20,391	204	16,439
Montgomery Co.	1986/1989	109	15,705	65	7,458
Washington Co. * ♦	1980/1981	127	23,450	22	3,500
<b>Michigan</b>					
Peninsula Township * ♦	1994/1996	66	4,485	47	2,838
<b>Minnesota</b>					
Dakota Co. *	2003/2005	20	2,216	20	2,216
<b>Montana</b>					
Gallatin Co.	2000/2000	22	29,694	21	29,107
<b>New Hampshire</b>					
Londonderry, City of ~(2006)	1996/1996	25	575	5	162
<b>New Jersey</b>					
Burlington Co. ♦ Δ	1985	N/A	24,756	4	500
Morris Co. *	1983/1996	106	6,810	15	488

## STATUS OF SELECTED LOCAL PROGRAMS AS OF JANUARY 2008

Independent Program Funds Spent to Date	Additional Funds Spent to Date	Funds Available	Outstanding Applications	Funding Sources for Independent Projects
\$3,200,000	\$91,500,000	N/A	N/A	Mitigation fees
\$1,057,000 ^	\$3,492,000	N/A	N/A	Appropriations, mitigation fees, property tax, FPP
\$14,775,000	N/A	N/A	N/A	Bonds, private contributions, FPP
\$71,340,000	\$1,650,000	\$8,000,000	15	Bonds, local government contributions, sales tax, FPP
\$21,399,732 ^	N/A	N/A	N/A	Bonds, private/foundation contributions, sales tax
\$15,800,000 ^	N/A	N/A	N/A	Bonds, sales and use tax
\$4,700,000 ^	\$8,055,999	\$1,883,475	5	Property tax
\$220,833	\$1,095,000	\$2,370,063	2	Sales tax, FPP
\$17,600,000	\$8,100,000	\$1,500,000	12	Gaming revenue, FPP
\$21,606,638	\$26,972,899	\$4,131,662	64	Appropriations, bonds, local government contributions, state grants, state tobacco settlement funding, FPP
\$40,000,000	\$400,000	\$2,000,000	2	Agricultural transfer tax, appropriations, bonds, local government contributions, FPP
\$9,444,609 ^	\$219,077	\$3,500,000	50	Agricultural transfer tax, appropriations, bonds, private contributions, property transfer tax, transportation funding, FPP
N/A	N/A	N/A	N/A	Agricultural transfer tax, appropriations, private contributions, property tax, recording fees, transportation funding, FPP
\$29,745,720	\$2,891,662	\$7,337,000	38	Agricultural transfer tax, appropriations, bonds, local government contributions, property tax, FPP
\$37,865,694 ^	\$27,794,962	\$16,184,890	65	Agricultural transfer tax, appropriations, local government contributions, recording fees, transportation funding, FPP
\$67,571,892	\$0	N/A	20	Agricultural transfer tax, local government contributions, real estate transfer tax
\$192,870,000	\$77,777	\$40,680,000	1	Agricultural transfer tax, bonds, real estate transfer tax, FPP
\$28,172,897	\$700,000	N/A	N/A	Agricultural transfer tax, appropriations, bonds, investment income, state grants, FPP
\$6,500,000 ^	\$13,286,000	N/A	53	Agricultural transfer tax, appropriations, local government contributions, private/foundation funds, real estate transfer tax, recording fees, transportation funds, FPP
\$14,233,609	\$2,842,500	\$4,000,000	12	Appropriations, bonds, private/foundation contributions, property tax, state grants, transportation funds, FPP
\$4,223,731	\$4,586,756	\$4,000,000	8	Bonds, local government contributions, FPP
\$9,300,000 ^	\$6,315,000	\$8,000,000	0	Appropriations, bonds, private/foundation contributions, property tax, FPP
\$11,900,000	\$1,000,000	\$1,000,000	2	Appropriations, bonds, differential assessment withdrawal penalty, property tax
\$4,738,609	N/A	N/A	N/A	Bonds, property tax
\$4,789,414	\$1,051,060	N/A	N/A	Bonds, property tax

# 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
<b>New York</b>					
East Hampton, Town of *	1982/1982	18	351	15	202
Pittsford, Town of X	1995/1996	9	1,060	7	653
Southampton, Town of	1998/1999	29	811	27	743
Southold, Town of *	1984/1986	94	1,976	77	1,523
Suffolk Co. ~(2007)	1974/1976	172	8,943	154	8,943
Warwick, Town of *	2001/1997	15	2,294	8	1,108
Watershed Agricultural Council *	1998/2001	81	16,237	81	16,237
<b>North Carolina</b>					
Buncombe Co. *	2001/2005	10	1,238	10	1,238
Forsyth Co. *	1984/1987	27	1,256	22	935
Orange Co.	2000/2001	11	1,088	10	1,018
<b>Oregon</b>					
Yamhill Co. - Soil and Water Conservation District ~(2007)	2003/2003	4	944	3	896
<b>Pennsylvania</b>					
Buckingham Township *	1991/1991	49	3,810	34	1,397
Bucks Co. * ♦	1989/1990	115	10,216	17	1,500
Chester Co. * ♦	1989/1990	255	23,575	47	4,034
Lancaster Co. * ♦	1980/1984	698	58,485	118	7,757
Plumstead Township * ♦	1996/1997	40	1,945	25	854
Solebury Township ~(2005)	1996/1998	34	1,941	28	1,298
<b>Virginia</b>					
Albemarle Co. *	2000/2002	21	4,079	21	4,079
Chesapeake, City of * ♦	2003/2006	2	170	2	170
Clarke Co. *	2002/2003	37	2,185	37	2,185
Fauquier Co. *	2002/2004	28	6,205	28	6,205
James City Co. *	2001/2003	4	366	4	366
Loudoun Co. X	2000/2002	5	1,007	5	1,007
Rappahannock Co. *	2004/2006	1	346	1	346
Virginia Beach, City of * ♦ +	1995/1997	131	7,347	131	7,347
<b>Washington</b>					
King Co. ~(2007)	1979/1984	220	13,265	220	13,265
San Juan Co. ~(2007)	1990/1994	13	1,156	13	1,156
Skagit Co. *	1996/1998	104	6,078	104	6,078
Thurston Co. X	1996/1998	18	942	18	942
Whatcom Co. *	2001/2002	8	571	8	571
<b>Wisconsin</b>					
Bayfield, Town of - Bayfield Regional Conservancy	2002/2003	4	193	4	193
Dunn, Town of *	1996/1997	23	2,822	23	2,822
<b>LOCAL TOTALS</b>				<b>2,527</b>	<b>326,457</b>

## STATUS OF SELECTED LOCAL PROGRAMS AS OF JANUARY 2008

Independent Program Funds Spent to Date	Additional Funds Spent to Date	Funds Available	Outstanding Applications	Funding Sources for Independent Projects	
N/A	N/A	N/A	N/A	Bonds, real estate transfer tax	
\$6,259,248	^	N/A	\$0	0	Appropriations, bonds, FPP
\$89,626,022	^	\$5,300,704	\$15,000,000	5	Bonds, real estate transfer tax
\$24,893,362		\$2,308,458	\$30,000,000	15	Bonds, private contributions, real estate transfer tax, FPP
N/A		\$6,209,879	\$8,500,000	23	Appropriations, bonds, sales tax, FPP
\$4,011,207	^	\$11,178,455	\$1,195,312	7	Bonds, private contributions, property transfer tax, FPP
\$16,500,000		\$24,585,591	\$2,720,047	93	New York City Department of Environmental Protection
\$1,642,053	^	\$1,028,513	\$2,000,000	8	Local government contributions, private/foundation contributions
\$1,666,198		\$498,237	\$0	30	Appropriations, FPP
\$2,436,185	^	\$2,227,510	\$500,000	2	Appropriations, bonds, local government contributions, private loans, property tax, sales tax, FPP
\$46,000		\$46,000	\$15,000	3	District funds, private/foundation contributions
\$10,121,638		\$100,000	N/A	14	Bonds, private/foundation contributions, property tax, real estate transfer tax
\$71,517,889		\$23,572,847	\$4,500,000	72	Appropriations, bonds, local government contributions, FPP
\$19,889,050		\$11,730,320	\$9,006,755	66	Appropriations, bonds, interest from differential assessment withdrawal penalty, local government contributions, private/foundation contributions, FPP
N/A		\$797,547	N/A	N/A	Appropriations, bonds, interest from differential assessment withdrawal penalty, local government contributions, FPP
\$7,000,000	^	\$50,000	N/A	N/A	Bonds, property tax, FPP
\$17,400,000	^	\$7,510,000	\$5,000,000	21	Appropriations, bonds, private contributions, property tax, FPP
\$6,709,000	^	\$760,000	\$1,700,000	7	Appropriations, local government contributions, private contributions, transient lodging tax
\$513,380	^	N/A	\$1,000,000	20	Appropriations, local government contributions
\$20,270	^	\$1,098,742	\$1,322,696	3	Appropriations, local government contributions, private/foundation contributions, FPP
\$4,475,000		\$2,142,500	\$1,929,682	4	Appropriations, differential assessment withdrawal penalty, local government contributions, private/foundation contributions, state grants, FPP
\$1,500,000	^	\$236,000	\$18,430,000	6	Bonds, local government contributions, FPP
\$2,670,000		N/A	\$0	0	Appropriations, transient lodging tax, FPP
\$100,000		\$581,000	\$330,000	2	Appropriations, private/foundation contributions, state grants
\$19,177,291	^	N/A	\$12,349,146	13	Appropriations, cell phone tax, property tax
\$60,500,000		N/A	\$1,600,000	5	Appropriations, bonds, private/foundation contributions, property tax, FPP
\$2,219,752		\$0	\$2,500,000	2	Bonds, property tax, real estate transfer tax, timber excise tax
\$4,376,029		\$9,029,520	\$1,875,275	6	Local government contributions, private/foundation contributions, property tax, state grants, timber excise tax, FPP
\$2,241,122		N/A	\$0	0	Property tax
\$1,327,600		\$3,751,841	\$307,653	7	Property tax, real estate excise tax, FPP
\$274,160		\$322,375	\$0	3	Local government contributions, private contributions, property tax, FPP
\$2,671,278	^	\$5,991,958	\$1,131,894	23	Appropriations, bonds, county and state grants, private/foundation contributions, property tax, FPP
<b>\$1,014,839,112</b>		<b>\$323,088,689</b>	<b>\$227,500,550</b>	<b>809</b>	

## STATUS OF LOCAL PACE PROGRAMS

### 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 Farmland Protection Program (FPP), established in the 1996 Farm Bill 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 programs reported financial contributions from private sources. The 2008 Farm Bill authorized \$743 million for the FPP through fiscal year 2012.

### NOTES

[~] Figures are carried forward from the year indicated in parentheses.

[#] 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.

[\*] Program figures are more current than January 2008.

[♦] 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.

[‡] 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.

[Δ] Total program activity includes fee simple acquisitions. The state PACE program requires grant recipients to resell land acquired in fee subject to a conservation easement.

[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.

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](http://www.farmlandinfo.org)

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