



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Subject Establishment of the Building Lot Termination Program's Base and Maximum Easement Value and Agricultural Easement Program Base Value for FY2014	Executive Order No. 137-13	Subject Suffix
Originating Department Department of Economic Development	Department Number 78	Effective Date 7/29/13

BACKGROUND

Chapter 2B of the Montgomery County Code establishes a building lot termination (BLT) easement program and the Agricultural Easement Program (AEP) for the purpose of purchasing easements to limit development and preserve agricultural land in the RDT Zone.

For the BLT program: Section 2B.00.01.04D(1) of the Code of Montgomery County Regulations (COMCOR) provides that the County Executive will, by July 1st of each year, determine the Base Value, or base purchase price, and the Maximum Value, or maximum purchase price, of BLT Easements for that fiscal year. When determining the Base Value and the Maximum Value, the County Executive considers recent purchase prices for agricultural easements in the County and recent fair market value prices paid for fee simple acquisition of agricultural land with at least one development right and an individual on-site sewage waste disposal system. Both the Base Value and the Maximum Value are expressed as percentages of the fair market value of a parcel of agricultural land in the RDT Zone with at least one development right and an individual on-site sewage waste disposal system. Both the Base Value and the Maximum Value are applicable County-wide. The price the County will pay for a BLT Easement must not exceed the Maximum Value.

For the AEP program: Section 02B.00.01.02F(1) of the Code of Montgomery County Regulations (COMCOR) provides that the County Executive will, by July 1st of each year, determine the Base Value for the fiscal year. In setting the Base Value, the County Executive considers such factors as recent prices for agricultural easements purchased by the Maryland Agricultural Land Preservation Foundation within Montgomery County, recent County transferable development rights (TDR) prices and recent prices paid for fee simple acquisitions of County agricultural land, including prices for parcels with and without agricultural easements. The Base Value is applicable County-wide.

PURPOSE

The purpose of this Executive Order is to determine is the Base Value and the Maximum Value for purchasing BLT easements in Fiscal Year 2014 and the Base Value for purchasing AEP easements in Fiscal 2014.

ACTION

For Fiscal Year 2014, it is hereby determined for the Building Lot Termination Program that:



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Subject Establishment of the Building Lot Termination Program's Base and Maximum Easement Value and Agricultural Easement Program Base Value for FY2014	Executive Order No. 137-13	Subject Suffix
Originating Department Department of Economic Development	Department Number 78	Effective Date 7/29/13

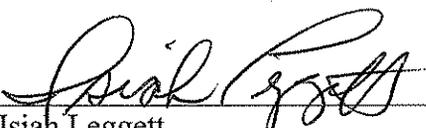
The fair market value of a parcel of agricultural land in the RDT Zone with at least one development right and an individual on-site sewage waste disposal system is \$317,700;

The Base Value of a BLT Easement is \$222,390 (70% of the fair market value); and

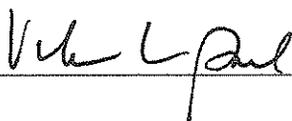
The Maximum Value of a BLT Easement is \$254,160 (80% of the fair market value).

For Fiscal Year 2014, it is hereby determined for the Agricultural Easement Program that:

The Base Value for the Agricultural Easement Program will continue to be \$1,600 per acre.

By: 
Isian Leggett
County Executive

APPROVED AS TO FORM
AND LEGALITY, OFFICE
OF THE COUNTY ATTORNEY

BY: 

DATE: 7-23-13