



MONTGOMERY COUNTY EXECUTIVE ORDER

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

COPY

Subject Establishment of the Building Lot Termination Program's Base and Maximum Easement Value for FY2012	Executive Order No. 030-11	Subject Suffix
Originating Department Department of Economic Development	Department Number 78	Effective Date 3/07/2011

BACKGROUND

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

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 TDR 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 TDR 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.

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 2012.

ACTION

For Fiscal Year 2012, it is hereby determined that:

The fair market value of a parcel of agricultural land in the RDT Zone with at least one TDR and an individual on-site sewage waste disposal system is \$375,000;

The Base Value of a BLT Easement is \$225,000 (60% of the fair market value); and

The Maximum Value of a BLT Easement is \$262,500 (70% of the fair market value).

(Attachment B.)

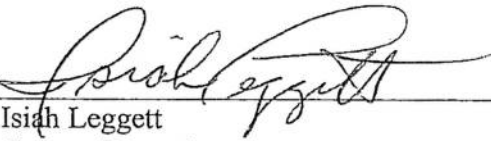


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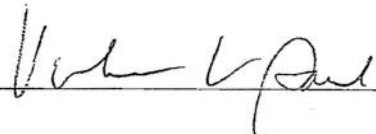
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By: 
 Isiah Leggett
 County Executive

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

BY: 

DATE: 3-3-11