

Department of Fiscal Services
Maryland General Assembly

FISCAL NOTE
Revised

House Bill 669 (Delegate Finifter, *et al.*)

Environmental Matters

Referred to Economic & Environmental Affairs

Maryland Agricultural Land Preservation Foundation - Release of Lots From
Easements - Limitation on Resulting Density

This amended bill limits the density on land released from an agricultural preservation easement to the amount allowed under zoning of the property before the Maryland Agricultural Land Preservation Foundation purchased the easement.

This bill shall be construed only prospectively and may not be applied or interpreted to have any effect on or application to any easement purchased by the Maryland Agricultural Land Preservation Foundation before October 1, 1997.

Fiscal Summary

State Effect: None. Imposing certain density requirements on land released from an agricultural preservation easement would not directly affect State finances.

Local Effect: None.

Small Business Effect: None. Small businesses are not directly affected.

Fiscal Analysis

Additional Comments: The Maryland Agricultural Land Preservation Program promotes the creation of agricultural land preservation districts and purchases development rights easements as a means of protecting agricultural land and woodland production activities. As of June 30, 1996, the program had acquired a total of 884 easements, protecting 128,031 acres of farmland and woodland. Once a development rights easement has been sold, the property is perpetually protected from further development with certain rights available only to the landowner who originally sold the easement. These rights include the construction of a

dwelling house intended for that owner and the owner's children.

Information Source(s): Department of Fiscal Services, Department of Agriculture

Fiscal Note History: First Reader - February 11, 1997

brd Revised - House Third Reader - March 17, 1997

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