

Department of Legislative Services
Maryland General Assembly
2000 Session

FISCAL NOTE

House Bill 162 (Chairman, Environmental Matters Committee)
(Departmental - Agriculture)

Appropriations

Maryland Agricultural Land Preservation Program - Lot Rights

This departmental bill reduces the number of lots a landowner may exclude from an easement sold under the Maryland Agricultural Land Preservation Foundation (MALPF) program from ten to four and reduces the maximum allowable density from one lot per 20 acres to one lot per 50 acres.

Fiscal Summary

State Effect: The bill would not directly affect State finances.

Local Effect: None.

Small Business Effect: The Maryland Department of Agriculture has determined that this bill will have minimal or no impact on small business (attached). Legislative Services concurs with this assessment.

Analysis

Current Law: A landowner who sells an easement to MALPF is allowed, subject to specified conditions, to exclude as many as ten one-acre lots up to a maximum density of one lot per 20 acres for the purpose of constructing a house for the landowner or the landowner's children.

Background: Landowners who agree to place their farms within an agricultural preservation

district may sell a development rights easement on that property to MALPF. Agricultural preservation districts are formed when qualifying landowners sign voluntary agreements to keep their land in agricultural or woodland use for a minimum of five years. Landowners who sell an easement to MALPF may exclude lots for themselves and their children subject to specified conditions. MALPF is concerned that the construction of too many dwellings on an agricultural property in the preservation program could interfere with the agricultural use of that property.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Maryland Department of Agriculture, Department of Legislative Services

Fiscal Note History: First Reader - January 27, 2000
cm/jr

Analysis by: Lesley Frymier

Direct Inquiries to:
John Rixey, Coordinating Analyst
(410) 946-5510
(301) 970-5510