
By: **Chairman, Environmental Matters Committee (By Request -
Departmental - Agriculture)**

Introduced and read first time: January 21, 2004

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Maryland Agricultural Land Preservation Foundation**

3 FOR the purpose of requiring a statement on certain agricultural land preservation
4 easement releases that certain lots on an easement may not be transferred until
5 a certain date under certain circumstances.

6 BY repealing and reenacting, with amendments,
7 Article - Agriculture
8 Section 2-513
9 Annotated Code of Maryland
10 (1999 Replacement Volume and 2003 Supplement)

11 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
12 MARYLAND, That the Laws of Maryland read as follows:

13 **Article - Agriculture**

14 2-513.

15 (a) Agricultural land preservation easements may be purchased under this
16 subtitle for any land in agricultural use which meets the minimum criteria
17 established under § 2-509 of this subtitle if the easement and county regulations
18 governing the use of the land include the following provisions:

19 (1) Any farm use of land is permitted.

20 (2) Operation at any time of any machinery used in farm production or
21 the primary processing of agricultural products is permitted.

22 (3) All normal agricultural operations performed in accordance with
23 good husbandry practices which do not cause bodily injury or directly endanger
24 human health are permitted including, but not limited to, sale of farm products
25 produced on the farm where such sales are made.

1 (b) (1) A landowner whose land is subject to an easement may not use the
2 land for any commercial, industrial, or residential purpose except:

3 (i) As determined by the Foundation, for farm and forest related
4 uses and home occupations; or

5 (ii) As otherwise provided under this section.

6 (2) Except as provided in paragraphs (3) and (6) of this subsection, on
7 written application, the Foundation shall release free of easement restrictions only
8 for the landowner who originally sold an easement, 1 acre or less for the purpose of
9 constructing a dwelling house for the use only of that landowner or child of the
10 landowner, up to a maximum of three lots, subject to the following conditions:

11 (i) The number of lots allowed to be released under this section,
12 except as provided in paragraph (6) of this subsection, may not exceed:

13 1. 1 lot if the size of the easement property is 20 acres or
14 more but fewer than 70 acres;

15 2. 2 lots if the size of the easement property is 70 acres or
16 more but fewer than 120 acres; or

17 3. 3 lots if the size of the easement property is 120 acres or
18 more.

19 (ii) The resulting density on the property may not exceed the
20 density allowed under zoning of the property before the Foundation purchased the
21 easement.

22 (iii) The landowner shall pay the State for any acre or portion
23 released at the price per acre that the State paid the owner for the easement.

24 (iv) Before any conveyance or release, the landowner and the child,
25 if there is a conveyance to a child, shall agree not to subdivide further for residential
26 purposes any acreage allowed to be released. The agreement shall be recorded among
27 the land records where the land is located and shall bind all future owners.

28 (v) After certifying that the landowner or child of the landowner
29 has met the conditions provided in subparagraphs (i) through (iv) of this paragraph,
30 the Foundation shall issue a preliminary release which shall:

31 1. Become final when the Foundation receives and certifies a
32 nontransferable building permit in the name of the landowner or child of the
33 landowner for construction of a dwelling house; or

34 2. Become void upon the death of the person for whose
35 benefit the release was intended if the Foundation has not yet received a building
36 permit as provided in this subparagraph.

1 (vi) Any release or preliminary release issued under this paragraph
2 shall include:

3 1. [a] A statement of the conditions under which it was
4 issued, a certification by the Foundation that all necessary conditions for release or
5 preliminary release have been met, and copies of any pertinent documents; AND

6 2. A STATEMENT THAT THE OWNER'S OR CHILD'S LOT MAY
7 NOT BE TRANSFERRED FOR 5 YEARS FROM THE DATE OF THE FINAL RELEASE,
8 UNLESS APPROVED BY THE FOUNDATION.

9 (vii) Any release, preliminary release, building permit, or other
10 document issued or submitted in accordance with this paragraph shall be recorded
11 among the land records where the land is located and shall bind all future owners.

12 (viii) The Foundation may not restrict the ability of a landowner who
13 originally sold an easement to acquire a release under this paragraph beyond the
14 requirements provided in this section.

15 (3) A landowner may reserve the right to exclude 1 unrestricted lot from
16 an easement in lieu of all owner's and children's lots to which the landowner would
17 otherwise be entitled under paragraph (2) of this subsection, subject to the following
18 conditions:

19 (i) The resulting density on the property shall be less than the
20 density allowed under zoning of the property before the Foundation purchased the
21 easement;

22 (ii) An unrestricted lot may be subdivided by the landowner from
23 the easement and sold to anyone to construct one residential dwelling;

24 (iii) The size of an unrestricted lot shall be 1 acre or less, except as
25 provided in paragraph (6) of this subsection;

26 (iv) The landowner shall agree not to subdivide further for
27 residential purposes any acreage allowed to be released, and the agreement shall be
28 recorded among the land records where the land is located and shall bind all future
29 owners;

30 (v) The right to the lot is taken into consideration in the appraisal
31 of fair market value and determination of easement value;

32 (vi) The lot can be subdivided at any time and the location of the lot
33 to be subdivided is subject to the approval of the local agricultural advisory board and
34 the Foundation; and

35 (vii) If the property is transferred before the right to exclude the lot
36 has been exercised, the right may be transferred with the property.

1 (4) A landowner may construct housing for tenants fully engaged in
2 operation of the farm, but this construction may not exceed 1 tenant house per 100
3 acres. The land on which a tenant house is constructed may not be subdivided or
4 conveyed to any person. In addition, the tenant house may not be conveyed separately
5 from the original parcel.

6 (5) Except as provided in paragraph (6) of this subsection, on request to
7 the Foundation, an owner may exclude from the easement restrictions 1 acre per each
8 single dwelling, which existed at the time of the sale of the easement, as an owner's,
9 children's, or unrestricted lot to which the owner is entitled under paragraph (2) of
10 this subsection, by a land survey and recordation provided at the expense of the
11 owner. However, before any exclusion is granted, an owner shall agree with the
12 Foundation not to subdivide further for residential purposes any acreage allowed to
13 be released. This agreement shall be recorded among the land records where the land
14 is located and shall bind all future owners.

15 (6) (i) The restrictions of paragraphs (2) and (5) of this subsection
16 concerning maximum lot sizes are altered so that the maximum lot size is 2 acres if:

17 1. Regulations adopted by the Department of the
18 Environment require a minimum lot size for a dwelling house of not less than 2 acres
19 in areas where there is less than 4 feet of unsaturated and unconsolidated soil
20 material below the bottom of an on-site sewage disposal system or in areas located
21 within 2,500 feet of the normal water level of an existing or proposed water supply
22 reservoir; or

23 2. Regulations adopted by the jurisdiction in which the land
24 is situated require that a lot for a dwelling house be larger than 1 acre.

25 (ii) For exclusions provided under paragraph (5) of this subsection,
26 the landowner shall pay the State for any acre or portion released in excess of the 1
27 acre per single dwelling that existed at the time of easement.

28 (7) On or before September 30, 2004, a landowner who originally sold an
29 easement may, upon written application to the Foundation, apply for a release of 1
30 acre free of easement restrictions for the construction of a dwelling for one
31 subsequent landowner which may not be separately subdivided from the property if:

32 (i) A dwelling house did not exist on the property covered by the
33 easement at the time of the sale of the easement;

34 (ii) The easement was purchased by the Foundation prior to
35 January 1, 1990;

36 (iii) The property covered by the easement contains 50 acres or
37 more;

38 (iv) The property covered by the easement contains all of the land
39 described in the deed or deeds of record at the time of the sale of the easement;

1 (v) The landowner who originally sold the easement has not
2 exercised the right to 1 acre for the construction of a dwelling house pursuant to
3 paragraph (2) of this subsection;

4 (vi) Prior to the release, the landowner shall pay the State for 1 acre
5 at the price per acre that the State paid for the easement; and

6 (vii) The property is located in Carroll County.

7 (c) Purchase of an easement by the Foundation does not grant the public any
8 right of access or right of use of the subject property.

9 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take
10 effect October 1, 2004.