

**Department of Legislative Services**  
Maryland General Assembly  
2009 Session

## FISCAL AND POLICY NOTE

## House Bill 290 (Southern Maryland Delegation)

## Environmental Matters and Economic Matters

## **Agriculture - Agricultural Preservation Easements - Renewable Energy Generation**

This emergency bill authorizes solar and wind energy generation on Maryland Agricultural Land Preservation Foundation (MALPF) easement land so long as it does not exceed 5% of the land under easement; minimizes the impact to property's agricultural and forestry use; meets all federal, State, and local permitting and zoning requirements; is recommended as consistent with local preservation plans and policies by the local land preservation advisory board within a specified time period; and is approved by MALPF within a specified time period.

## Fiscal Summary

**State Effect:** The bill's requirements can be handled with existing budgeted resources. However the bill may reduce the agricultural value of easements throughout the State and impact MALPF's federal funding. Furthermore, State tax revenues may increase to the extent commercial renewable energy generation occurs.

**Local Effect:** Local government tax revenues may increase to the extent commercial renewable energy generation occurs.

### **Small Business Effect:** Potential meaningful.

## Analysis

**Current Law:** The following uses are permitted on MALPF easement properties:

- any farm use;
- the operation of any machinery used in farm production or primary processing of agricultural products; and
- all normal agricultural operations performed with good husbandry practices that do not cause bodily injury or directly endanger human health, including but not limited to, sale of farm products produced on the farm where such sales are made.

MALPF easement properties may not be used for commercial, industrial, or residential purposes unless MALPF determines the purposes are compatible with agriculture and forestry. Commercial agricultural uses MALPF allows include the growing of field crops, vegetables, and fruit; dairy and livestock operations, including chickens; and managing land for forest resources.

**Background:** MALPF, which was established in 1977 and is part of the Maryland Department of Agriculture, purchases agricultural preservation easements that forever restrict development on prime farmland and woodland. In addition to funding from the State transfer tax, MALPF also receives funding from the agricultural land transfer tax, local matching funds, and the Federal Farmland Protection Program. As of January 2009, MALPF had cumulatively purchased or had a pending contract to purchase permanent conservation easements on 2,005 farms covering 274,950 acres.

Currently noncommercial wind and solar energy production occurs on easement properties for on-farm use. Such facilities may be part of the electrical grid as long as the production balance is net zero. Therefore, landowners may draw from the electrical grid when on-site energy production is insufficient for on-site use and can send energy surpluses to the grid for credit. However, if the energy surplus exceeds use over an annual period, landowners may not be compensated for the surplus.

**State Fiscal Effect:** The bill may significantly reduce the agricultural value of MALPF easements. To date the State has invested \$556.3 million to preserve 274,950 acres of prime agricultural land in the State. Since energy generation is authorized on only 5% of easement lands and the current acquisition value of easement property in the State is \$6,800 per acre, the bill may affect up to 13,748 acres or \$93.5 million of the public's investment in agricultural preservation. However, the impact is likely to be much less as not all easement land is suitable for solar and wind energy generation.

The federal government prohibits commercial solar and wind energy generation on federally funded agricultural easements. If commercial solar and wind generation is authorized, MALPF may lose future federal funding; be required to reimburse federal funds already granted; and be required to forfeit federally funded easements on which commercial solar and wind energy generation occurs.

Commercial energy generation is subject to a variety of State taxes. To the extent commercial renewable energy generation occurs on MALPF easement land, and is subject to these taxes, State tax revenues increase.

**Local Fiscal Effect:** Commercial energy generation is subject to a variety of local taxes. To the extent commercial renewable energy generation occurs on MALPF easement land, and is subject to these taxes, local tax revenues increase.

**Small Business Effect:** To the extent small businesses have MALPF easement land and develop solar or wind energy generation projects on that land, the bill has a meaningful impact by allowing these commercial purposes. The benefits depend on how much power is generated and the rate at which it is sold. However, the bill's changes may reduce the agricultural value of an affected property, as less land may be available for agricultural purposes.

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## Additional Information

**Prior Introductions:** None.

**Cross File:** SB 358 (Senator Middleton, *et al.*) - Education, Health, and Environmental Affairs.

**Information Source(s):** Maryland Department of Agriculture, Department of Natural Resources, Maryland Department of Planning, Maryland Energy Administration, Department of Legislative Services

**Fiscal Note History:** First Reader - February 24, 2009  
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