

**COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2025-15**

BILL NO. 2025-09

Title of Bill: Amendment – Cecil County Code – Chapter A385 – Purchase of Development Rights Program and Fund.

Synopsis: An Act to amend the Cecil County Code, Chapter A385, Purchase of Development Rights Program and Fund – by adding a new Section C to Section A385-2, Funding, for the purpose of developing a new funding source for the County Purchase of Development Rights Program and County Purchase of Development Rights Fund, for the purpose of providing an additional funding source to assist landowners wishing to retain their properties in agricultural use.

Introduced by: Council President at the request of the County Executive

Introduced and ordered posted on: August 5, 2025

Public Hearing Scheduled on: August 19, 2025 at 7:00 p.m.

Consideration scheduled on: September 2, 2025

By:



Council Manager

Notice of time and place of public hearing and title of Bill having been posted by August 5, 2025, at the County Administration Building, 200 Chesapeake Blvd., Elkton and having been published according to the Charter on August 6, 2025 and August 13, 2025, a public hearing was held on August 19, 2025 and concluded on August 19, 2025.

By:



Council Manager

Explanation: CAPITALS INDICATE MATTER ADDED TO EXISTING ORDINANCE.
~~Strike through~~ indicate matter deleted from existing ordinance.
Underlining indicates language added by amendment.
~~Double Strike through~~ indicates language deleted by amendment.

**Amendment – Cecil County Code – Chapter A385 –
Purchase of Development Rights Program and Fund**

1 **WHEREAS**, Cecil County Government may adopt, amend, and delete sections of the County
2 Code as permitted by law; and

3 **WHEREAS**, pursuant to Annotated Code of Maryland, Section 7-103(1), Land Use Article, Cecil
4 County Government may exercise any planning and zoning powers not expressly authorized under this
5 subtitle; and

6 **WHEREAS**, Cecil County Government believes it to be in the best interest of Cecil County to
7 encourage the preservation and protection of agricultural land and implement and effect local
8 government planning activities aimed at preserving agricultural land; and

9 **WHEREAS**, Cecil County Government desires to amend the Cecil County Code, Chapter A385,
10 Purchase of Development Rights and Fund, for the purpose of developing a new funding source for the
11 County's Purchase of Development Rights Program and County Purchase of Development Rights fund,
12 for the purpose of providing an additional funding source to assist landowners wishing to retain their
13 properties in agricultural use.

14 **NOW, THEREFORE, BE IT HEREBY ENACTED BY THE COUNTY COUNCIL OF CECIL COUNTY,**
15 **MARYLAND**, that the proposed amendment to the Cecil County Code, Chapter A385, Purchase of
16 Development Rights Program and Fund, Section A385-2, Funding, by adding a new Section C, is hereby
17 adopted as follows:

- 18 A. The Purchase of Development Rights Fund shall receive its funding from the County's
19 recordation tax and from optional payments made in lieu of open space required in the
20 Northern Agricultural Residential (NAR) and Southern Agricultural Residential (SAR) Zoning
21 Districts and other sources of revenue streams as deemed appropriate.
- 22 B. The payment made in lieu of open space shall be equal to the appraised value of the acreage
23 that is required to be provided in the NAR and SAR fifteen-percent common open space
24 standards.
- 25 C. GROUND MOUNTED SOLAR PROJECTS LOCATED ON A SITE THAT IS LOCATED WITHIN A
26 PRIORITY PRESERVATION AREA, RURAL LEGACY AREA, DEFINED HERITAGE AREA, HISTORIC
27 STRUCTURE OR SITE LISTED ON OR PROPERTY ELIGIBLE FOR THE NATIONAL REGISTER OR
28 HISTORIC PLACES OR COUNTY DESIGNATED HISTORIC DISTRICT, OR LOCATED ALONG A

**Amendment – Cecil County Code – Chapter A385 –
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DESIGNATED SCENIC BYWAY, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, SHALL
CONTRIBUTE A PAYMENT CONSUMMATE TO THE MOST RECENT TOP TWENTY-FIVE PERCENTILE
PER ACRE APPRAISED VALUE COMPLETED BY MARYLAND AGRICULTURAL LAND PRESERVATION
FOUNDATION (MALPF). THESE FUNDS SHALL BE USED TO FUND THE PURCHASE AND
PRESERVATION OF DEVELOPMENT RIGHTS PER SECTION 385-2 A.

AND BE IT FURTHER ENACTED BY THE COUNTY COUNCIL OF CECIL COUNTY, MARYLAND, that
this Act shall take effect 60 calendar days from the date it becomes law.

CERTIFICATION

I HEREBY CERTIFY that the above Bill was posted for the public on the public bulletin board with the
date, time, and location of the public hearing meeting, copies were made available for the public, a
copy was distributed to the press, and a copy was made available on the Cecil County website.


BY: Council Manager

BILL NO: 2025-09

Title of Bill:

CERTIFIED TRUE AND CORRECT

Council Manager

Date: September 2, 2025

ENROLLED

Council President

Date: September 2, 2025

BY THE COUNCIL

Read the third time.

Passed – LSD 2025-17

BY:

Council Manager

Failed of Passage – LSD _____

SEALED WITH THE COUNTY SEAL AND PRESENTED TO THE COUNTY EXECUTIVE for approval this

3rd day of September, 2025 at 11:40 am/pm.
(10 business days from adoption per Charter 306)

BY:

Council Manager

BY THE EXECUTIVE:

Cecil County Executive

APPROVED Date: 09/03/2025

VETOED Date: _____

(10 business days from presentation per Charter 306)



BY THE COUNCIL

Bill No. 2025-09 having been approved by the Executive and returned to the Council becomes law on

Sept 2, 2025 with an effective date of November 1, 2025
(60 calendar days after enactment unless otherwise specified per Charter 307)

BY:

Council Manager