

Fauquier County Board of Supervisors

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For more information on the Fauquier County PDR Program, please contact the Agricultural Development Department or visit our website.

www.FauquierAg.com

Ray Pickering, Agricultural Development Director

Ray.Pickering@fauquiercounty.gov

Judy Dodson, PDR Program Associate

Judith.Dodson@fauquiercounty.gov



This brochure has been provided by the Fauquier County Agricultural Development Department

35 Culpeper Street
Warrenton, VA 20186

(540) 422-8280

FAX (540) 422-8277

www.FauquierAg.com



Administered by the
Fauquier County
Agricultural Development
Department



FAUQUIER COUNTY PURCHASE OF DEVELOPMENT RIGHTS PROGRAM

Preserving Agriculture

Agriculture is one of the leading industries in Fauquier County. In order to sustain this industry, a critical mass of farmland is necessary for the production of crops and animals.

In February of 2002, the Fauquier County Board of Supervisors formally established the Purchase of Development Rights (PDR) Program in order to protect the County's farmland and retain the agricultural industry's critical mass. The PDR Program is a voluntary program in which landowners sell the development rights of their land to the County; this protects the agricultural and natural resources of their property while allowing them to retain ownership and keep the land in agricultural production.

While funding for the PDR Program is largely tax based, a significant percentage, roughly 32% (nearly \$4M), has been provided by non-County sources in the form of grants and other contributions. The current cash payment for approved PDR transactions is \$25,000 per development right.

In addition to the cash payment an approved PDR applicant receives, applicants may also qualify for state and/or federal land conservation tax credits and deduction programs. All applicants are encouraged to discuss these programs with their tax advisors and attorneys.



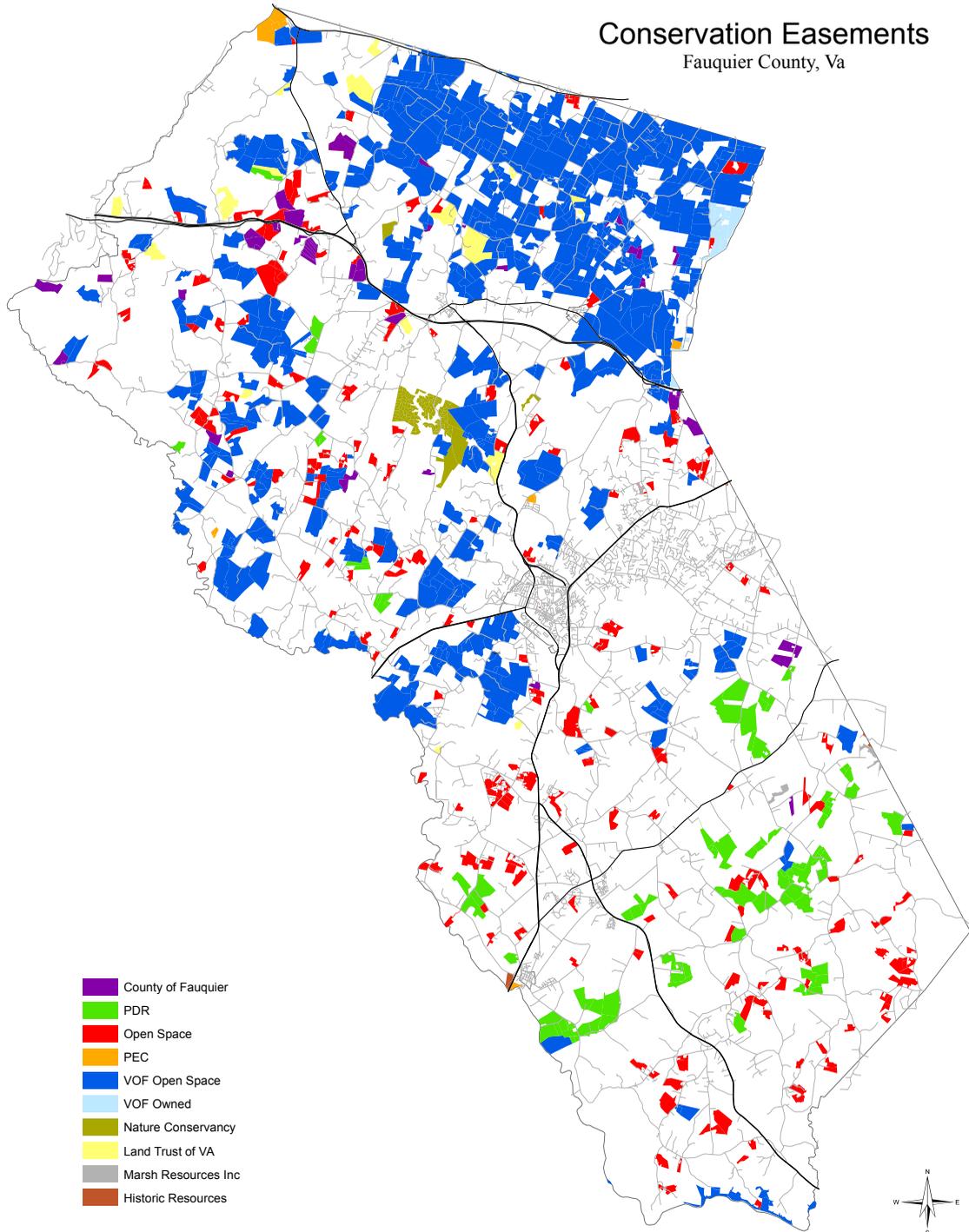
Benefits of the PDR Program

Everyone has their own reasons for wanting to take part in the PDR Program, but here are a few of the top benefits:

- Your land will stay in agricultural use which will ensure that future generations can farm the same land. Productive agricultural land is a finite and irreplaceable natural resource.
- PDR Easements are attached to the land which means it will transfer to a new owner if you ever choose to sell your property.
- Long-range environmental benefits which include the preservation of wildlife habitats, clean air and water, flood control, groundwater recharge and carbon sequestration.
- Agricultural goods and/or services will continue to be available to the citizens of Fauquier County and beyond. Agriculture contributes to the local economy directly through sales, job creation, and support to local businesses. Approximately 3,500 jobs are supported by farming in Fauquier County.
- A lump sum cash payment based on the total number of Development Rights extinguished on your property. In some cases, these funds have been used to complete estate planning, defray debt, make significant improvements or additions to the farming operation or to develop value-added agricultural enterprises.
- Possible eligibility to receive a number of tax credits and/or tax deductions from state and federal programs. Please seek guidance from your tax advisor regarding these opportunities.

Conservation Easements

Fauquier County, Va



- County of Fauquier
- PDR
- Open Space
- PEC
- VOF Open Space
- VOF Owned
- Nature Conservancy
- Land Trust of VA
- Marsh Resources Inc
- Historic Resources



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PDR Program Qualifications

In order to qualify for consideration under the PDR Program, the following criteria must be met:

- Land must be used for a bona fide agricultural operation;
- Land must be in excess of 50 acres (can be a combination of multiple, contiguous parcels);
- Land must currently be zoned Rural Agricultural (RA) or Rural Conservation (RC); and
- Land must not currently be under conservation easement or pending consideration for conservation easement or otherwise restricted from development.

Don't Qualify for PDR Program?

Fauquier County landowners have an additional option for preserving their land through the donation of conservation easements. The Fauquier County Board of Supervisors will accept donated conservation easements on land consistent with the County Comprehensive Plan and where there is residential density to be relinquished. The County is a qualified conservation organization under U.S. Treasury regulations and Virginia State law and, as such, is authorized to hold conservation easements. Land owners interested in donating a conservation easement to Fauquier County may contact the County Attorney's office at (540) 422-8010.

Since 2006, Fauquier County has accepted conservation easement donations of approximately 4,500 acres.

PDR Progress

Since 2002, the Fauquier County Board of Supervisors have made the PDR Program and farmland preservation a priority. The PDR Program has been gaining momentum through the years as farmers see the benefit of the program. As of February 2014, a total of 42 farms containing 8,989 acres and 471 development rights have been permanently preserved through the PDR program. An additional 3 farms with 743 acres and 38 development rights are currently approved and pending settlement. The PDR Program continues to grow as a viable means of encouragement for continued farming and land preservation.

	Acres Protected	Development Rights Extinguished
2013	561	35
2012	427	22
2011	1,082	43
2010	979	47
2009	344	23
2008	1,391	77
2007	1,038	70
2006	1,303	58
2005	689	43
2004	1,253	58
2003	Fauquier County Board of Supervisors approve first 5 PDR applicants (1,624 acres)	
2002	Fauquier County Board of Supervisors adopt Resolution to create PDR Program	

For more information on donating conservation easements and potential tax benefits, please contact your tax advisor, your attorney or these organizations:

- Virginia Outdoors Foundation
<http://www.vofonline.org> (540) 347-7727
- Piedmont Environmental Council
<http://www.pecva.org> (540)341-0175
- Virginia Department of Taxation
<http://www.tax.virginia.gov/> (804) 367-8031
- VA Department of Conservation & Recreation (DCR)
<http://www.dcr.virginia.gov> (804) 225-2048
- Land Trust of Virginia
<http://landtrustva.org/> (540) 687-8441
- Virginia Department of Forestry
<http://www.dof.virginia.gov> (434) 977-6555