TENANT FARMER’S DWELLINGS

(also see RM – 13.6 Tenant Trailers)

A. Tenant dwellings are permitted only on farms, and may only be occupied by a tenant farmer whose principal vocation would be farming on the property.

(See definition of a farm in Section 101, B.C.Z.R.)

B. Tenant dwellings are permitted in the D.R. zones under farms (Section 1B01.1.A.7) and in the R.C. Zones under the following sections:

1A01.2.B.7.i (R.C.2)
1A02.3.B.7 (R.C.3)
1A03.4.B.7 (R.C.4)
1A04.3.B.6 (R.C.5)

C. The Zoning Commissioner requires that the property be a bona fide farm and the occupant of the dwelling be a bona fide tenant farmer. In all cases, a tenant affidavit must be filled out and signed by the owner of the property and a copy of the deed to the property attached. This will be kept on file in the Zoning Office. On small acreage farms or farmettes additional documentation or a special hearing may be required to justify a tenant farmer. Verification and/or recommendation by the Agricultural Land Preservation Advisory Board may be requested regarding the farm use and the need for an on-site tenant.

CONTACT PERSON FOR THE AGRICULTURAL LAND PRESERVATION ADVISORY BOARD:

Wallace S. Lippincott, Jr.
Sector Planner - North
Department of Planning
105 W. Chesapeake Ave., Suite 101
Towson, MD 21204
Telephone: 410-887-3480
To: Wallace S. Lippincott, Jr.
Date: _____________
Sector Planner, North
Department of Planning

Subject: Application for tenant   Dwelling _____Trailer _____
Election District ______
Owner: _________________________________________________________________
Phone #: ___
Address: ________________________________________________________________
________________________________________________________________________
Tax Account Number: _______ _______ ___________

Pursuant to the Zoning Commissioner’s policies RM-13 and RM-19, this office is officially
requesting verification of the legitimacy of a farm use and the need for an on-site full time
tenant farmer on the above referenced property. In the judgment of the Zoning Supervisor and/or
the Zoning Commissioner, in consideration of your findings, a special hearing may be required
before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

1. The signed and notarized tenant affidavit
2. The deed to the property
3. The State tax map for that area Map: ______ Block: _____ Parcel(s): ______

We appreciate your verification and/or recommendations concerning this property.

Legitimacy of a farm use:
Yes______ No______ Comment _____________________________________________
________________________________________________________________________
________________________________________________________________________

Need for an on-site tenant farmer:
Yes______ No______ Comment _____________________________________________
________________________________________________________________________
________________________________________________________________________

Signed: ___________________________ Date: _________________
Representative of the Agricultural Land Preservation Board for
Baltimore County
List of Submittal Materials for a Tenant Dwelling Request (either new construction or existing dwelling)

- Tenant Farmer’s Dwelling Request (Form RM-19)
- Tenant Farmer Affidavit, notarized
- Deed of the property
- Tax map indicating location of property
- Aerial map showing proposed tenant house location, or new residence location if designating an existing house as a tenant house
- Letter describing agricultural operation and need for tenant farmer dwelling
- Name and qualification of the tenant farmer
- Photographs of the farm operation (these may be presented at the Board Meeting)
- Approval for the Agricultural Advisory Board and Planning Staff to visit the farm, upon notification
AFFIDAVIT FOR A NEW DWELLING

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this______ day of _________________, 20___ before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared

____________________________________________________________________________________

and having been duly sworn, states as follows:

1. That (he/she/they) (is/are) the owner(s) of _______ acres of land located at

______________________________________________________, in the _______ Election District of Baltimore County which was acquired on ______________________ by Deed dated ____________________ and recorded among the Land Records of Baltimore County in Liber _________, folio__________, a copy of which is attached hereto.

2. That the primary use of the aforementioned property will be that of a farm as defined in Section 101 of the Baltimore County Zoning Regulations.

3. That the owners in accordance with the application of a building permit will construct

____________________________________________________________________________________

4. That any tenant houses which will be constructed pursuant to any approval and/or permit issued by Baltimore County will be occupied at all times by a farmer whose principal vocation will be farming of the above-described property.

5. With regard to the construction of any tenant house, I understand that I cannot transfer ownership of said tenant house separate and apart from a conveyance of all of the property described in paragraph No. 1 hereof without, prior thereto, complying with the requirements of the subdivision regulations. I understand that any transfer or conveyance of a part of the property on which is located a tenant house for which an approval or permit is now being granted without complying with the requirements of the subdivision regulations (inclusive of approval of a subdivision plat by the Planning Board) is a violation of the law. I will not transfer or convey any part of my property without complying with the requirement of the subdivision regulations.

__________________________________________

Owners

AS WITNESS my hand and Notarial Seal the day and year first above written:
AFFIDAVIT FOR AN EXISTING DWELLING

STATE OF MARYLAND, COUNTY OF BALTIMORE, OF TO WIT:

I HEARBY CERTIFY that on this _____ day of ________, 20__ before me, the subscriber, a Notary Public of the State aforesaid, personally appeared known to me (or satisfactorily proven), and having been duly sworn, states as follows:

1. That (he/she/they) (is/are) the owner(s) of _____ acres of land located at ____________________________________, in the _____ Election District of Baltimore County which was acquired on __________ by _____________ _____________ of Baltimore County in Liber _______, No. _______, folio ______, a copy of which is attached hereto.

2. That the primary use of the aforementioned property will be that of a farm as defined in Section 101 of the Baltimore County Zoning Regulations.

3. That the tenant house already exists on the farm and is served by private water and sewer in accordance with state and county standards.

4. That the owners have applied to place the property into a permanent easement program.

5. I understand that I cannot transfer ownership of said tenant house separate and apart from a conveyance of all the property described in paragraph No. 1 hereof without, prior thereto, complying with the requirements of the subdivision regulations. I understand that any transfer of conveyance of a part of the property on which is located a tenant house for which an approval of permit is now being granted without complying with the requirements of the subdivision regulations (inclusive of approval of a subdivision plat by the Planning Board) is a violation of the law. I will not transfer or convey any part of my property without complying with the requirement of the subdivision regulations.

________________________
________________________
Owners

AS WITNESS my hand and Notarial Seal the day and year first above written

________________________
Notary Public

My Commission expires: ______