Chapter 01. Value of Easements

Authority: §§ 24-1-102 and 24-3-106, Baltimore County Code, 2003

.01 Scope.

Pursuant to the authority conferred on the Director of Environmental Protection and Resource Management and in consultation with the Baltimore County Agricultural Land Preservation Advisory Board, this chapter applies to the formula that shall be used for determining the value that will be offered to a landowner for an agricultural easement.

.02 Definitions.

A. In this chapter the following terms have the meanings indicated.

B. Terms Defined.

(1) Easement base value” means the dollar amount to be added to the formula score to determine the easement value.
(2) “Easement value multiplier” means the dollar amount to be multiplied times the formula points.
(3) “Percent of farm in production” means the percentage of the farm that is in production agriculture not including forestry as determined by the County.
(4) “Percent of farm in woodland” means the percentage of the farm that is in production forestry. To be counted as production forestry, the forest land must have a Maryland Department of Natural Resources Forest Stewardship Plan or an application for such plan with timber production as a landowner goal or a timber management plan prepared by a registered forester.
(5) “Size” means gross acreage of the property under consideration for the easement.
(7) “Subdivision rights” means the right to subdivide the property for the purposes of constructed residences and for creating separate lots of record.
BALTIMORE COUNTY LAND PRESERVATION
EASEMENT VALUATION FORMULA

Section 1: Soils and Site Analysis

A. Size

\[ \text{Acres} \times 0.17 \]  
Points (Max = 30 pts)

B. Soils Capability

Use the following formula to calculate your soils capability score:

- Calculate the percent of your farm that is Capability Class I, II, III, and IV.

  - Multiply percent class I by 40
  - Multiply percent class II by 30
  - Multiply percent class III by 20
  - Multiply percent class IV by 10

Add the four numbers above for total soils capability score.

Points (Max = 40 pts)

C. Percent of Farm in Production

i. Crops

Percent values equal the percent of total farm acreage

- 90% and greater
- 80% to 89%
- 70% to 79%
- 60% to 69%
- 50% to 59%
- 40% to 49%
- less than 40%

Points (Max = 30 pts)

ii. Woodlands

Percent values equal the percent of total farm acreage

- 80% and greater
- 60% to 79%
- 50% to 59%
- 40% to 49%
- 20% to 29%
- 10% to 19%

Points (Max = 10 pts)
less than 10% 0 points
Add the two numbers above for total percent of farm in production score.

Total Soils and Site Analysis Score
Add the three totals from A, B and C above (green boxes) for the total Soils and Site Analysis score.

Section 2: Subdivision Rights

A. Subdivision Rights
Use the following formula to calculate subdivision rights:

High 40 points
1 or more subdivisions and less than 50 acres OR
2 or more subdivisions and between 50 and 90 acres OR
more than 2 subdivisions and greater than 90 acres

Medium 30 points
1 subdivision and between 50 and 90 acres OR
2 subdivisions and greater than 90 acres

Low 20 points
1 subdivision and greater than 90 acres

Total Subdivision Rights Score
Points (Max = 40 pts)

Section 3. Total Score of Sections 1 and 2

Section 1: Soils and Site Analysis Total
Section 2: Subdivision Rights Total

Total Score
Add the final totals from section 1 and section 2 above for the total score.

Section 4: Easement Price

A. Properties with Subdivision Rights
Use the following formula to calculate easement price:

\[
\frac{\text{Total Score}}{140} \times 9,377 + 1000 \quad \text{(price per acre)}
\]

B. Properties with no Subdivision Rights
Use the following formula to calculate easement price:
\[
[(\text{Total Score} + 30)/140 \times 9,377 + 1000] \times 0.55
\]

(price per acre)

<table>
<thead>
<tr>
<th>Final Easement Price</th>
<th>(price per acre)</th>
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Administrative History
Revised 2006
Revised 2009
Revised 2010