

PDR PROGRAM COMPARISON TABLE

	Program Name	Adopted Via	Funding Mechanism(s)	Local Funds Available (2019)	Easement Holder(s)	Review Body	Minimum Acreage	Other Qualifications	Compensation
Albemarle	Acquisition of Conservation Easements (ACE) Program	Ordinance	Annual appropriations, real estate taxes, transient lodging tax	\$1,484,644.50	Local govt by local public authority (Albemarle Conservation Easement Authority)	ACE Committee (10 member Board-appointed committee)	No minimum acreage	consistency, 20 points under ranking criteria system, standard easement terms and conditions	
Chesapeake	Open Space and Agricultural Preservation (OSAP) Program	Ordinance	Rollback taxes	\$2,177,896.73	Local govt.	Agricultural Advisory Commission (7 Council-appointed members from various designated ag stakeholder groups)	10 acres (agricultural), 3 acres (open space)		
Clarke	Clarke County Conservation Easement Purchase (CEP) Program	Ordinance	Rollback taxes, private donations, land transfer tax	\$172,644.00	Local govt by local public authority (Clarke County Conservation Easement Authority)			Income criteria - compensation for DRs per income-based sliding scale	Income-based sliding scale
Fauquier	Fauquier County Farmland PDR Program	Resolution	private donations, Conservation Easement Service District Tax	\$1,402,848.00	Local govt.	PDR Review Committee	50 acres	farming/forestry operation; Zoned Rural Agricultural or Rural Conservation	Baseline \$20k per development unit
Stafford	Stafford County Purchase of Development Rights (PDR) Program	Ordinance	Annual appropriations	\$700,000.00	Local govt.	Agricultural/PDR Committee (7 Board-appointed members)	20 acres	Located within a rural residential or agricultural zoning district	
Virginia Beach		Ordinance	Real estate taxes	\$15,553,262.00	Local govt.				

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Albemarle	Acquisition of Conservation Easements (ACE) Program	Ordinance	Annual appropriations, real estate taxes, transient lodging tax	\$1,484,644.50	Local govt by local public authority (Albemarle Conservation Easement Authority)	ACE Committee (10 member Board-appointed committee)	No minimum acreage	Comp Plan consistency, minimum points under ranking criteria system, standard easement terms and conditions	Projects subject to individual appraisal to be reviewed by an appraisal review committee; appraised value adjusted based on applicant income
Chesapeake	Open Space and Agricultural Preservation (OSAP) Program	Ordinance	Rollback taxes	\$2,177,896.73	Local govt.	Agricultural Advisory Commission (7 Council-appointed members from various designated ag stakeholder groups)	10 acres (agricultural), 3 acres (open space)		Subject to individual negotiation; City Manager empowered to seek independent appraisals to determine value of encumbered rights
Clarke	Clarke County Conservation Easement Purchase (CEP) Program	Ordinance	Rollback taxes, private donations, land transfer tax	\$172,644.00	Local govt by local public authority (Clarke County Conservation Easement Authority)	Conservation Easement Authority Board of Directors	No minimum acreage	Income criteria - compensation for DRs per income-based sliding scale	Up to \$40k per development right, adjusted according to income-based sliding scale
Fauquier	Fauquier County Farmland PDR Program	Board Resolution	Rollback taxes, private donations, Conservation Easement Service District Tax	\$1,402,848.00	Local govt.	PDR Review Committee	50 acres	Profitable farming/forestry operation; Zoned Rural Agricultural or Rural Conservation	Baseline \$25k per development unit (has fluctuated over the years)
Stafford	Stafford County Purchase of Development Rights (PDR) Program	Ordinance	Annual appropriations	\$700,000.00	Local govt.	Agricultural/PDR Committee (7 Board-appointed members)	20 acres	Located within a rural residential or agricultural zoning district	Baseline \$25k per development right or extinguished buildable lot; formula established to determine number of development rights
Virginia Beach	Virginia Beach Agricultural Reserve Program	Ordinance	Real estate taxes	\$15,553,262.00	Local govt.	Agricultural Advisory Commission	10 acres	Located within a residential, agricultural, or preservation zoning district	Equal to the difference between the fair market value of the property without encumbrance and the fair market value of the property as encumbered (as determined by the City Manager)
Previous Loudoun Program	Loudoun County PDR Program	Board Resolution	Annual appropriations, transient occupancy tax (TOT)	n/a	Local govt.	Loudoun County PDR Board	No minimum acreage	Comp Plan consistency, subdividable or developable without legislative action	Development rights calculated based on permitted density of underlying zoning district, subject to individual appraisal.