

St. Joseph County Farmland Preservation Program 2010 Application	St. Joseph County Agricultural Preservation Board c/o St. Joseph County MSU Extension 612 E. Main St., Centreville, MI 49032 Phone: 269-467-5522; Fax: 269-467-5641	Application Number (office use) (township-number-year)
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Landowner Application for the Purchase of Development Rights

This information is required by the authority of the *St. Joseph County Farmland Preservation Ordinance* adopted March 15, 2005 (amended September 4, 2007) for farmland development rights to be considered for purchase by the County of St. Joseph. The *Farmland Preservation Ordinance*, *Selection Criteria*, and this *Landowner Application* are available online at www.stjosephcountymi.org/farmland or upon request at the St. Joseph County MSU Extension office.

- MINIMUM REQUIREMENTS** to apply to the St. Joseph County Farmland Preservation Program:
- 1) All landowners have signed the application indicating interest in voluntarily selling the development rights to the property.
 - 2) At least 51% of the nominated property is devoted to an active 'agricultural use', as defined in the *St. Joseph County Farmland Preservation Ordinance*.
 - 3) The municipality in which the property is located has signed the application indicating its approval of the application.
 - 4) The property is not zoned for commercial or industrial uses, or residential uses at densities greater than 1 dwelling unit per 2 acres under the municipal zoning ordinance in which the property is located.
 - 5) Agricultural activities are a permitted use on the property under the municipal zoning ordinance.

DIRECTIONS: The landowner first completes PART 1. The landowner must then obtain Township approval of the application in PART 2. The landowner must then submit the application and required supporting documentation to St. Joseph County MSU Extension for staff verification in PART 3. At the close of the application cycle, all applications will be scored with the *St. Joseph County Selection Criteria* (adopted June 5, 2007). After all applications are scored, each landowner will be sent a summary of the scoring and relative rank of his or her nominated property.

APPLICATION FEE: \$25.00 **APPLICATION DEADLINE:** April 5, 2010 to St. Joseph County MSU Extension

PART 1 - LANDOWNER / PROPERTY INFORMATION
To be completed by Landowner. Please clearly print or type all information. Landowner must complete pages 1 - 3.

1. Landowner's Last Name, First Name Middle Initial	Home Telephone Number
Mailing Address or PO Box Number	Business Name (if applicable)
City, State Zip Code	Business Telephone Number

2. Parcel number(s) and acreage of nominated property. More than one parcel may be nominated in a single application if the parcels are owned by the same person(s) and are LESS THAN 1/2 MILE APART (use a separate sheet if necessary). For parcels more than 1/2 mile apart, separate applications must be completed:

Parcel number: _____ Total acreage of parcel: _____ Nominated acreage of parcel: _____

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Parcel number: _____ Total acreage of parcel: _____ Nominated acreage of parcel: _____

Total nominated acreage of parcel(s) in application: _____

3. Total acreage of nominated property currently in an active 'agricultural use'.
 (see definition of 'agricultural use' in the *St. Joseph County Farmland Preservation Ordinance*): _____

4. Enrollment of parcels in PA 116, if applicable (use a separate sheet if necessary):

Parcel number: _____ Total acreage in PA 116: _____ Agreement number: _____

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Parcel number: _____ Total acreage in PA 116: _____ Agreement number: _____

Parcel number: _____ Total acreage in PA 116: _____ Agreement number: _____

5. I own the nominated property by: (You must attach a copy of the document you check)

Deed Land Contract (If you own by land contract, the seller's signature must appear on Page 3)

PART 1 - LANDOWNER / PROPERTY INFORMATION (continued)

6. Ownership of mineral rights for the nominated property. Your property is eligible even if you do not own the mineral rights. However, the owners of the mineral rights must be willing to sign a subordination agreement (*check one box only*):

- I own all mineral rights.
- I own some mineral rights. Name the other party that owns the remaining mineral rights: _____
- I do not own any mineral rights. Name the other party that owns the mineral rights: _____
- I do not know who owns the mineral rights.

7. Is the nominated property already restricted from being developed? This includes any restrictive covenants, leases or easements on the nominated property, such as land entered into the Federal Conservation Reserve Program (CRP), an existing conservation easement with a private conservancy, or a long-term lease that restricts the use of the land to agricultural purposes only (eligibility depends on the type of restriction, if any).

- Yes No If yes, please explain: _____

8. Are you including whole parcels in the nominated property that are described in tax bills, deeds, or land contracts? You do not need to include your existing home site(s) in the nominated property. If you are excluding your home site(s) or other portions of a whole parcel, a survey is not required when you submit this application, but you will be asked to cover the cost of a survey if your application is funded. Please note, certain new structures and/or improvements necessary for and consistent with agricultural uses are permitted on land entered into the Farmland Preservation Program.

- Yes No

If no, please detail the portion of the property you wish to include in the Farmland Preservation Program by drawing on an aerial photograph and attaching it to this application. Please indicate which part(s) of the parcel(s) will be included in the Program with dimensions in feet. An aerial photo may be obtained from the Farm Service Agency (269-467-6336) or downloaded from the St. Joseph County Land Resource Centre free of charge at www.stjosephcountymi.org/lrc/maps.htm.

9. State Equalized Value of each parcel included in the nominated property. See your property tax bills for the State Equalized Value (SEV) of each parcel (use a separate sheet if necessary):

Parcel number: _____ 2009 SEV: \$ _____

Parcel number: _____ 2009 SEV: \$ _____

Parcel number: _____ 2009 SEV: \$ _____

Parcel number: _____ 2009 SEV: \$ _____

10. As a landowner, are you willing to donate a portion of the development rights value as a local match? In order to use State grant funds to purchase your property's development rights, 25% of the value of the development rights must be secured in the form of a local match. In order to use Federal grant funds, 50% of the value of the development rights must be secured. A local match can come from the property owner by accepting less than the fair market value for the development rights, a contribution from the township, county, land conservancy, or foundation, or from any combination thereof. Donating a portion of the development rights value is considered a charitable contribution that may allow you to take a Federal income tax deduction. Discuss your eligibility for a tax deduction with your accountant or tax attorney. Applicants willing to donate greater percentages of their development rights values will receive priority over other applicants, but must honor that offer at the time of closing. Without a local match, St. Joseph County cannot purchase the development rights from your property.

- Yes No **If yes, a letter must be included with this application confirming your donation.**

If yes, please specify what percentage of the property's development rights value you are willing to donate. You may wish to refer to the 2002 statewide average development rights value per acre of \$2,142 for help in determining the percentage you are willing to donate (this is for reference only and is not necessarily the amount per acre to be paid for your development rights).

I am willing to donate _____% of the nominated property's development rights value.

PART 1 - LANDOWNER / PROPERTY INFORMATION (continued)

11. Is the nominated property enrolled in any of the following (if so, please provide the date the property was enrolled/verified):

- Michigan Agriculture Environmental Assurance Program (MAEAP) (Livestock, Farmstead, or Cropping System Verification) Date: _____
- Conservation Stewardship Program Date: _____
- Certified Organic Farm (listed in the MDA Organic Farm Registry) Date: _____

12. Is the nominated property located within one mile of permanently preserved land? Nominated property located closer to permanently preserved land will receive priority over other applications. (Permanently preserved land includes permanently preserved farmland, publicly owned park or forest land for public use, or land protected from development by a conservation easement or deed restriction, in which development rights may have been purchased, transferred or donated.)

- Yes No If yes, provide the name, address or cross streets of the permanently preserved land:

13. Is the nominated property located within one mile of an existing livestock operation with more than 100 animal units? Nominated property located closer to existing livestock operations will receive priority over other applications. (If your property is a livestock operation please consider the distance to the closest neighboring livestock operation.)

- Yes No If yes, provide the address or cross streets of the livestock operation: _____

14. Other significant characteristics of the nominated property. Please explain other significant characteristics of the property that should be considered. Examples of significant characteristics include, but are not limited to the following: Historical Characteristics (Centennial Farm; Local, State, or Federal historic designation), Archeological Characteristics, Geographical characteristics (Scenic vistas; Proximity to and/or frontage on a major thoroughfare), Enrollment in PA 116, Management practices consistent with the Michigan Department of Agriculture Generally Accepted Agricultural and Management Practices, The extent to which preserving the farm will act as a demonstration project in the community to further the goals of farmland preservation, The extent to which the community has established a funding commitment to protect additional farmland in the future (e.g. bonds, millages, etc.), Natural Resource/Open Space Features (Complements a local open space preservation plan; Presence of environmentally important lands), Existing hardships, risk factors or threats to the land (Financial stability of the farm; Development pressure). Attach additional sheets if necessary.

15. Landowner Certification.

All individuals who own an interest in the nominated property, including the Land Contract Seller (if applicable), must sign below for St. Joseph County to consider this application.

I (we) certify that the statements made above are a true and accurate representation of the facts regarding the nominated property. It is understood that the signature does not obligate sale of development rights but simply permits St. Joseph County and the State to consider purchase of the development rights. I (we) also understand this information will be subject to public record if the nominated property is selected.

Landowner's Name	Landowner's Signature	Date
Landowner's Name	Landowner's Signature	Date
Landowner's Name	Landowner's Signature	Date
Land Contract Seller's Name (if applicable)	Land Contract Seller's Signature (if applicable)	Date

