

Maryland Forest Legacy Program: Landowner Application

APPLICANT INFORMATION:

Landowner's Name:

Mailing Address:

Daytime Telephone Number:

Contact Person:

Mailing Address:

Daytime Telephone Number:

PROPERTY INFORMATION (Contact Local Zoning Official When Necessary)

Town where property is located: Property Location:

Assessor's Plat(s) and Lot(s):

Deed Reference (book and page number):

Lat. Long.

Number on Nearest Utility Pole:

Minimum Lot Size Minimum Road Frontage (per lot)

Property is currently zoned: Residential Commercial Industrial

Current tax valuation: If you have a recent appraisal attach if available

Total Offered Forested Acres

Non-Forested Acres

IF NEEDED USE ADDITIONAL SHEETS TO ANSWER THESE QUESTIONS

Place a check mark or an "X" on the appropriate line of interests you are interested in selling.

I am interested in selling my property outright (fee title).

For a Conservation Easement sale, which of the following are you interested in selling?

Development Rights (Yes/No/Maybe)

Public Access for Recreation (Yes/No/Maybe)

Grazing Rights (Yes/No/Maybe)

Farming Rights (Yes/No/Maybe)

A written forest management plan provided by the landowner and approved by the State will be required prior to scheduling the closing. The plan needs to be updated by the landowner at least every fifteen years.

FINANCIAL INFORMATION

What is/are the estimated sale price(s) of the interests being offered?

Would you be willing to accept payment for the interests acquired below the appraised market value? If so, please indicate the percent of the market value you are willing to accept, for example: 80% of the market value.

Is there a third party interested in participating in the acquisition, management and/or monitoring of the terms of the conservation easement? If yes, attach a letter from that party describing their level of commitment. The commitment can range from such pre-acquisition work as paying for the title search or appraisal or by providing funds for the acquisition or by agreeing to manage the property for the state or to monitor compliance with the terms of the conservation easement. (Note: the State has final say on third party participation).

QUESTIONS (Attach extra sheets if necessary)

1. Describe your long-term goals and objectives for this parcel:

2. Describe the "Traditional" use(s) of this forest.

3. One of the goals of the Forest Legacy Program is to prevent forest fragmentation and to maintain viable working forests and natural benefits. What natural benefits and economic indicators will the acquisition of a conservation easement on your property benefit?

4. Is it situated along a road either designated locally or by the State Highway Administration as scenic?

YES NO

5. Does it include locally important panoramic views or exceptional short views as demonstrated in local or State resource planning guides? If so, describe, and state source.

6. What public recreational opportunities will be provided/enhanced by this acquisition? Will you be allowing some form of public access to the property?

7. How will this acquisition protect the public drinking water supply?

8. Does your parcel contain any significant fish and wildlife habitat values?

9. Are you aware of any cultural/historic values?

Please answer the following questions fully and carefully. Include as much pertinent personal information as you are comfortable giving, such as financial need, health considerations, family situations, etc.

10. What, in your opinion, is the "Threat of Conversion to Non-Forest Use" of the parcel proposed for enrollment in the Forest Legacy Program? Be specific.

11. If the Forest Stewardship Plan calls for the harvesting of forest resources, would you be willing to do so or allow others to do so on your behalf? Why?

12. Is the land owned by a family trust or multiple landowners? If so, are all owners interested in the idea of a sale?

**If you are currently following a written forest management plan
PLEASE PROVIDE A COPY.**

CONSISTENCY WITH OTHER PLANNING EFFORTS

(**IMPORTANT:** Contact Local Zoning Official, Local Land Trust, and/or other Land Use Planning Group)

How is the sale of a deed to conservation to this property consistent with your local land use comprehensive plan, or other local conservation efforts? How will it add to the conservation values of nearby protected lands? Cite references.

LIENS AND ENCUMBRANCES

List any and all liens, mortgages and encumbrances on the property proposed for enrollment in the Forest Legacy Program. Examples: utility easements, public rights of way, water flowage or use restrictions, septic system or water easements, deed restrictions, tax liens, etc.

LANDOWNER COMMENTS

STATE FOREST STEWARDSHIP COORDINATING COMMITTEE LANDOWNER INSPECTION APPROVAL & RELEASE FORM

I/We, as the land owner(s) agree to allow inspection, appraisal, and survey of my property being offered for consideration under the Forest Legacy Program. I agree to allow members of the Maryland DNR Forest Service or the State Stewardship Coordinating Committee or their designated staff to inspect the property, as may be required at any time. I shall be notified in advance of all inspection visits. I understand that, should the negotiations not result in an amicable sale, there will not be condemnation of my land.

I/We understand that the information provided herein becomes the property of the State of Maryland and will not be returned.

I/We understand and agree that information contained herein may be used in part or in whole to provide interested parties with details and specifics of the proposed project. Every effort shall be made to keep the project and its details as anonymous as possible, given the informational requests received.

Signature of Landowner Date

Signature of Landowner Date

Signature of Landowner Date

FOREST LEGACY PROGRAM – Checklist

With your Forest Legacy Program application package, please submit four applications (one original and three copies) of the following for each non-contiguous parcel:

_____ Completed application (incomplete applications will not be considered)
_____ Signed consent agreement
_____ Map (State Highway, USGS Topographic, Street Atlas, e.g.) showing location of parcel

in relation to nearest major town roads as well as proximity to already protected open space, public or private or other significant ecological feature or item that the Forest Legacy Committee should be aware of when considering your application

_____ Legal description if available and/or copy of deed
_____ List of any known encumbrances or liens existing on the property including but not

limited to contracts, leases, or outstanding rights not of record

_____ A plan-map of the property

Plan-map Requirements:

To approximate scale (shown), North arrow, dated, and titled

Identifying the area to be included in the Forest Legacy Program and the area(s) to be excluded from the program (if any), with approximate acreage shown.

Depicting forested and non-forested areas such as fields or gravel pits, approximate location of wetlands, bogs, ponds, marshes, etc., dams, dumps, waste disposal sites, wells, roads (labeled), trails and any other structures or permanent improvements or any other feature that the Forest Legacy Committee may find useful in the evaluation of your application. Optional but recommended materials: (Include as many as possible)

Letters of support for the project, including commitment of funds (if applicable) from:

_____ Local Land Trust and/or Conservation Commission

_____ Town Official(s) (Planning and/or Zoning Board, Mayor, Town Council President, etc.)

_____ Local Representative

_____ State Conservation Group or Governmental Organization (e.g. Local Water Supply

Board, The Audubon Society of Maryland etc.).

_____ Congressional Representative (Senator, Representative, or both)

_____ Regional Conservation Group or Governmental Agency (The Nature Conservancy,

Environmental Protection Agency, etc.)

*All materials become the property of the State of Maryland and are non-returnable.

SFSCC Project Prioritization

2013 Maryland Forest Legacy Parcel Evaluation — *Self Scoring*

-PLEASE CIRCLE POINTS SCORED

A. Watershed Protection and Water Quality Values: (70 points maximum)

- 15 pts Parcel has over 1,000 feet of perennial waterway shoreline, **or**
- 10 pts Parcel has 300 feet -1,000 feet perennial waterway shoreline, **or**
- 5 pts Parcel is situated on a river or perennial stream, but less than 300 feet frontage or more than 1,000 feet on a major intermittent stream
- 5 pts Parcel includes 100 year floodplain at least 100 feet wide
- 15 pts Parcel is within a regional drinking water aquifer area or protects headwaters.
Or, 10 pts Parcel drains into a public water supply lake.
- 10 pts Parcel is adjacent to identified permanent watershed protection area or within a priority watershed.
- 15 pts Parcel contains a wetland larger than 2 acres in size
- 10 pts Parcel drains into a natural wetland larger than 2 acres within 1/2 mile

Your score _____

B. Public Recreational Values: (40 points maximum)

- 10 pts Proposed parcel has access to a public water body and applicant is willing to allow public access, **or**
- 5 pts Adjoining parcel has water based recreation open to the public
- 5 pts Proposed parcel has access to a public trail system and applicant is willing to allow public access, **or**
- 2 pts Adjoining parcel has trails open to the public
- 5 pts Proposed parcel has other outdoor recreation opportunities that the applicant is willing to allow public access to, **or**
- 2 pts Adjoining parcel has other outdoor recreation open to the public
- 15 pts Parcel adjoins public lands
- 5 pts Parcel adjoins protected private lands or is within 1 mile of public lands

Your Score _____

C. Scenic Resource Values: (35 points maximum)

- 20 pts Parcel has at least 1,000 feet frontage on a State Highway Administration or local department of transportation designated scenic route, **or**
- 15 pts Parcel has 1-1,000 feet frontage on a State Highway Administration or local department of transportation designated scenic route
- 15 pts Parcel is part of an important, regionally known scenic view, **or**
- 10 pts Views of or from parcel are well known, locally important scenic views

Your Score _____

D. Cultural or Historical Values: (20 points maximum)

- 20 pts Site contains documented historic sites or historic forestry sites in good to excellent condition, **or**
- 10 pts Site contains one other documented historic site or historic forestry site in fair condition.

Your Score _____

E. Traditional Forest Values: (105 points maximum)

- 35 pts Parcel grows great timber (>80% of area has site index >80' for Red Oak or 95' for Tulip Tree), **or**
- 20 pts Parcel grows fair/good timber (Average site index >70' for Red Oak or 85' for Tulip Tree)
- 20 pts At least 85% of the parcel can be accessed by 4-wheel drive tractor or log skidder, **or**
- 10 pts 65-85% of the parcel is accessible by tractor
- 10 pts Parcel has been actively and well managed by the current owner, **or**
- 5 pts Parcel has an existing forest stewardship plan, but has not been actively managed the past 10 years
- 5 pts Parcel is enrolled in a Forest Conservation Management Agreement or

- 2 pts if enrolled in the Woodland Assessment Program.
- 10 pts Parcel is relatively free of invasive and exotic species
- 15 pts Parcel is greater than 100 acres in size. Or, greater than 50 acres in sparsely forested areas (<10% forest)
- 10 pts Parcel has established research plots or educational facilities

Your Score _____

F. Fish and Wildlife Habitat Values: (55 points maximum)

- 20 pts Parcel is located in rural area (less than 3 houses within or businesses within 300 feet/mile of boundary), or
 - 10 pts Parcel is located in semi-rural area (less than 6 houses or businesses within 300 feet/mile of boundary)
- 10 pts Parcel contains a mix of wildlife habitat types
- 15 pts Parcel is connected to at least 80 acres of other forest and riparian areas
- 10 pts Parcel contains at least 1 perennial water source for wildlife/80 acres, or
 - 5 pts Parcel contains 1 perennial watering site/100 acres or is within ¼ mile of a significant watering site.

Your Score _____

G. Endangered Species Values: (35 points maximum)

- 15 pts Parcel supports at least 3 rare, threatened or endangered (RTE) species as documented by Maryland Department of Natural Resources Wildlife and Heritage Service (DNR WHS), or
 - 10 pts 1-2 RTE species supported and documented on the parcel by DNR WHS, or
 - 5 pts No RTE species have been documented on the parcel, but habitat type is diminishing or has high likelihood of supporting RTE species in a sustainable manner as stated by DNR WHS
- 15 pts Parcel contains a Maryland Sensitive Species Project Review Area
- 5 pts Parcel is within 1 mile of a Maryland Sensitive Species Project Review Area

Your Score _____

H. Other Ecological Values: (25 points maximum)

- 10 pts Parcel is part of a large contiguous forest block at least 250 acres in the Central or Southern Regions or 500 acres in the Western or Eastern Regions or
 - 5 pts Parcel is part of 125 acre contiguous forest block in Central or Southern Regions or 250 acre contiguous block of forest in Western or Eastern regions.
- 5 pts Parcel contains more than 3 ecological communities, or
- 2 pts Parcel contains 2-3 ecological communities
- 5 pts Parcel includes ecological communities which are dwindling or uncommon
- 10 pts Parcel contains old growth forest.

Your Score _____

I. Conversion Threats to Parcel: (55 points maximum)

- 10 pts Public water or sewer systems are within 2 miles of the parcel. or
 - 5 pts Public water or sewer systems currently exist at parcel
- 10 pts at least 50% of site suitable for development (e.g. soils, slope, can be divided into 3-5 acre lots)
 - 10 pts Parcel has more than 5,000 feet of public road frontage, or
 - 5 pts Public road frontage is 1,000-5,000 feet
- 10 pts Parcel is within 20 miles of a city of at least 20,000 people
- 10 pts Parcel is within 5 miles of a town of at least 5,000 people (different city than previous question)
- 10 pts Parcel is within 5 miles of interstate exchange
- 5 pts Parcel contains more than 3,000 bd ft/acre of commercial timber
- 5 pts Property has other unique characteristics to attract development (e.g. river, lake, high quality paved road)
- 5 pts Property is currently listed for sale

Your Score _____

J. Acquisition or Manageability of Parcel: (40 points maximum)

10 pts There is written support to purchase this parcel from DNR, Land Trusts or other conservation groups

10 pts Owner has expressed willingness to sell the easement at least 25% below market value, **or**

10 pts There is written financial support from DNR, Land Trusts or other conservation groups

5 pts Parcel is absent of significant environmental hazards and in good ecological condition

5 pts Traditional forest uses are compatible with parcel's natural values

5 pts Current adjoining land uses are compatible with Forest Legacy Program

10 pts Owner is willing to protect adjoining open land from development by a conservation easement

Your Score _____

Other factors — check appropriate items

_____ Owner is not reserving or withdrawing any buildings sites from the eligible ownership

_____ 100% of the easement area is forest

_____ There is written active support from the community for this Forest Legacy parcel

_____ Parcel adjoins another accepted or nominated Forest Legacy parcel

_____ Parcel complements other federal investments or initiatives (e.g. wetland reserve area, watershed projects)

_____ At least 50% of the easement value will be donated or paid for by other sources

_____ Parcel conveys rights in addition to development and mineral rights (e.g. public access)

Your Total Score _____

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. To file a complaint of discrimination, write USDA Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice and TDD). USDA is an equal opportunity employer.