



# YORK COUNTY AGRICULTURAL LAND PRESERVATION BOARD

2401 Pleasant Valley Road, Suite 101  
York, Pennsylvania 17402  
(717) 840-7400  
[www.YorkCountyPA.gov](http://www.YorkCountyPA.gov)



## **Welcome to the York County Agricultural Land Preservation Program!**

The County's Ag. Land Preservation Program provides an opportunity for York County landowners to preserve their family farm through a Conservation Easement Purchase. Enclosed you will find an information packet with information related to the preservation process. You can also visit our web page, [www.yorkcountypa.gov](http://www.yorkcountypa.gov), where additional resources are available to help you through the application process. Your application must be complete, and the farm must meet all eligibility requirements to be considered for the program.

Should you decide to participate with the York County Agricultural Land Preservation Program, also known as the Conservation Easement Program, please consult with your legal counselor and tax advisor to understand the legal and tax implications of preserving your farm. You should also discuss your interest in preservation with your lender if a loan exists.

The next deadline for application is February 15<sup>th</sup>, 2024. It is recommended that you apply earlier than the 2024 deadline to give staff time to review your farm's eligibility and qualification for the program. The two eligibility criteria that are most frequently of issue are that the farm is not enrolled in the municipality's Agricultural Security Area and a farm not having or implementing a current conservation plan.

An appointment is strongly recommended to confirm your application information is complete and a baseline map is accurate. Staff will assist you with mapping and walk through your application to ensure it is complete. To schedule an appointment, please call (717) 840-7400.

Thank you for your interest in farmland preservation.

Eric Naylor, Director



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### **Frequently Asked Questions (FAQ)**

#### **WHAT IS AN AGRICULTURAL CONSERVATION EASEMENT?**

An agricultural conservation easement is the landowner's right to prevent the development, or the improvement of the land for any purpose other than agricultural production. When conservation easements are sold to a county land preservation board it gives the county the right to say "no" to development.

#### **HOW WOULD PURCHASING AGRICULTURAL CONSERVATION EASEMENTS PRESERVE AGRICULTURE?**

It would provide compensation to farmers for the development value of farmland they preserve in long-term agricultural use. By selling conservation easements the farmer would receive the development value of the property without having to sell the farm for development. Purchasing agricultural conservation easements provides a long-term, permanent, solution to farmland conversion.

#### **WHO DETERMINES THE VALUE OF AGRICULTURAL EASEMENTS?**

State certified general real estate appraisers are retained by the county land preservation board to determine the market value and farmland value of the property. The difference between the market value and the farmland value is the conservation easement value. A farmer who disagrees with the appraiser has the right to retain another independent appraisal, at their expense. Differences between the two appraisals are recalculated according to a state formula worksheet which will allow the County Board to offer a second easement purchase offer, or the original offer. Note: A current cap of \$3,000 per acre is currently in effect in York County.

#### **CAN A FARMER BUY BACK THE CONSERVATION EASEMENT?**

The purpose of the easement program is the long term preservation of productive farmland. Today easements are purchased for perpetuity and are not intended to ever be sold or changed. In rare instances, a perpetual easement may be repurchased after a minimum of 25 years with State and County Board approval, provided the land is no longer feasible to farm. However, it is most reasonable to expect that all farms will remain feasible to farm, although the farm operation may be very different.

## **HOW LONG ARE THE AGRICULTURAL CONSERVATION EASEMENTS FOR?**

In Pennsylvania, agricultural conservation easements are sold in perpetuity, or, forever.

## **WHAT ARE THE FARMER'S RIGHTS AFTER SELLING THE CONSERVATION EASEMENT?**

The right to develop, or prevent development, is only one of the many rights in a property owner's "bundle of rights". Some of the rights in the bundle are the right to sell, lease, mortgage, leave to heirs, mineral rights, air, and surface rights, etc. After selling a conservation easement, the owner retains ownership of the farm and all other rights of ownership, however; the farm must continue to be used for commercial agricultural production. The landowner also is permitted to construct one additional residential structure for him / herself, an immediate family member, or an employee of the farm on no more than two acres. With the adoption of Act 33 of 2019, landowners may subdivide off an existing house located on the preserved farm. The house must predate preservation. With the subdivision of an existing house, the one additional residential structure granted through the easement must be constructed through land development.

An agricultural conservation easement will not prevent the construction of buildings for agricultural purposes. Understand that all township ordinances regarding building and construction must be followed. Customary part time and off-season rural enterprises may not be affected. In addition, coal, oil, and gas exploration, as well as, granting of rights-of-way for utilities or transporting coal, oil, and gas would be unaffected by the easement sale. Granting a private right of way is strictly prohibited.

## **WHAT LAND IS ELIGIBLE FOR CONSERVATION EASEMENT SALE?**

Only farmland duly enrolled within ASA's, containing at least 500 acres, and meeting the minimum eligibility criteria as established by the York County Conservation Easement Program Guidelines, are eligible for preservation. See the eligibility criteria. Enrollment is voluntary and requires permission by all the owners of record of the farmland tract, as well as, your lender and anyone with a life estate reservation.

Priorities for purchasing agricultural conservation easements are determined by the County and State Boards, but programs must consider the following: quality of farmland, likelihood of conversion within the next 20 years, proximity to preserved farmland tracts, stewardship of the land, and fair, equitable, objective and nondiscriminatory procedures.

## **DO I HAVE TO MAINTAIN A SOIL/WATER CONSERVATION PLAN ON THE FARM?**

Yes. According to the Pennsylvania Clean Streams Law, a Soil and Water Conservation Plan, or, an Ag Erosion and Sedimentation Plan (Ag E&S Plan) is required on every tract of land involving the plowing or tillage of soil, as well as any disturbance of soil. Today this requirement includes not only cropland, but pastureland and barnyard areas also. The York County Conservation Easement Program requires a conservation plan or Ag E&S Plan for application to the program with at least 50% of the plan implemented.

## **HOW IS FARMLAND PRESERVATION IN PENNSYLVANIA FUNDED?**

Current funds for PA's Farmland Preservation Program come from the county, state, and federal sources. State Growing Greener Bonds and the 2-cent tax on every pack of cigarettes sold in Pennsylvania are some of the state sources. These funds provide the State portion of the funds to every county participating in the farmland preservation program. York County funds agricultural land preservation with the passage of a December 2019 Resolution formalizing the York County Open Space and Land Preservation Committee and the dedicated 0.1 mill in the County Budget to preserve agricultural and open space areas. Additional county funds include the interest on Clean & Green violation penalties collected. Federal funds are also allocated for farmland preservation since the passage of the 1996 Federal Farm Bill, through the Federal Farm and Ranchlands Protection Program (FRPP) and Agricultural Conservation Easement Programs (ACEP).

## **WHO WILL ENSURE THAT THE DEED RESTRICTIONS ARE MAINTAINED?**

The County Board has the primary responsibility of ensuring that the easement restrictions are maintained. Inspections are required by the Easement Document at least once within a two-year period and are conducted by County Ag Preserve Staff. Landowners will be contacted to schedule each inspection. The County and State has the option of conducting additional inspections of easements if a violation is suspected. The county must complete an inspection report following each farm visit; with a copy sent to the state and the landowner.

## **MUST I APPLY EVERY YEAR?**

No, however, a new application process began in 2020 which requires a complete application every two years to be submitted. The next deadline for new applications is February 15<sup>th</sup>, 2024. The county board and staff will review completed applications every 24 months. Following the review of complete applications, qualifying applications will be ranked with scores and ranking position posted in the Office, on the website, and mailed to each qualifying landowner. The county board will appraise from the ranking list of farm applications for a 24 month period. February 15, 2024 applications are available at this time.

## **DO I PAY TAXES ON EASEMENT FUNDS?**

Yes. The easement money you receive will be viewed as income by the IRS and capital gains tax must be declared for the year due. You are strongly encouraged to seek tax advice from your accountant or legal counsel to determine your tax liability.

If you have further questions about the York County Agricultural Conservation Easement Program, please contact Eric Naylor, Director at 717-840-7400, or visit us on the York County website at [www.YorkCountyPA.gov](http://www.YorkCountyPA.gov). You can also write us at: York County Agricultural Land Preservation Board, 2401 Pleasant Valley Road, Suite 101, York, PA 17402



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## YORK COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM APPLICATIONS REQUIREMENTS

### **The farmland tract must:**

1. Be located within a duly recorded Ag Security Area (ASA) containing 500 acres, or more. These 500 acres are typically made up of farms owned by many different owners. Your farm must be enrolled in each municipality it is located in.
2. Contain 50% of the soils in Land Capability Class I through IV, which must be available for agricultural production, such as cropland, hay land, or pasture lands. Pasturelands must be fenced and grazed.
3. At the time of application, the farmland tract must have a soil and water conservation plan, with at least 50% of the plan implemented. The plan must be current to the operator and his operation. The plan must address all areas of current commercial agricultural operation. Lands qualified as harvestable must be included in the conservation plan. Farms with significant conservation concerns may not be considered eligible. Note woodlands managed for timber harvest should have a woodland management plan.
4. Prior to easement settlement, all conservation plans must address the entire easement area and satisfy the requirements of the PA Clean Streams Law.
5. The farmland tract must produce a minimum of \$10,000.00 in annual gross farm income, averaged over a three year period, for eligibility to the easement program.
6. Have a nutrient management plan in accordance with the PA Nutrient Management Law. A Manure Management Plan is required if manure is generated or utilized on the farmland tract.
7. Be at least 50 acres in size, unless:
  - Parcels are adjacent to farmland permanently protected with a conservation easement.
  - Produce a crop unique to that region.

## Appendix B - Farmland Ranking System

1. The York County Agricultural Land Preservation Board uses the Farmland Ranking System for the evaluation, scoring, and ranking of qualifying easement applications for perpetual conservation easement purchases in accordance with Regulation Chapter 138e.15.
2. All properties considered for easement purchase are evaluated regarding the soil quality, likelihood of conversion over a 20 year timeframe, proximity to other eased farmlands, land stewardship, and fair, objective, equitable, and non-discriminatory procedures.
3. The Farmland Ranking System is an objective, numerically based land use evaluation procedure. Originally developed by the United States Department of Agriculture and the Natural Resources Conservation Service (formerly the Soil Conservation Service), as a method of evaluating the impacts of land use decisions, specifically, impacts to farmland. The York County Conservation Easement Program will use this land assessment tool to determine the relative importance, worthiness for farmland preservation, and priority of farm parcels which qualify for agricultural conservation easement purchase.
4. There are two parts to the Farmland Ranking System: (I) the Land Evaluation Category, and (II) the Site Assessment Category. The first category, Land Evaluation, is used to evaluate and compare the quality of the soils between farm parcels. The Soil Survey of York County, as issued in 2002, by the USDA, Natural Resource Conservation Service (USDA-NRCS) in cooperation with Penn State University, College of Agriculture; the Pennsylvania Department of Agriculture, and the PA Department of Environmental Protection assigns the soil groups found in this county with a designation or Land Capability Class I through VIII. Prime soils are designated as Land Capability Classes I-II, statewide importance soils are Land Capability Class III, IV, and V. Land Capability Classes VI through VIII are known as Other Soils. Refer to Table 8 in the 2002 Issue of the York County Soil Survey for soil map symbol, soil name, and land capability class. Class I through IV are recognized in York County as the most productive for agriculture, specifically cropland, hay land, and pasture or grazing land uses. Other soils have limited agricultural uses, however, are recognized for their watershed, wetlands, conservation, wildlife, recreational or timberland uses.
5. Each soil mapping unit in York County has been assigned a relative value number based upon its land capability classification, soil group, and productivity. Based upon these factors, each soil mapping unit has been assigned a relative value from 100 to 0, with 100 being assigned to the most productive soils in the county for agricultural uses. See Relative Values of York County Soils listed in this section. Using a formula which multiplies the acreage of a soil mapping unit times its relative value and summing the amounts of all soil mapping units per farmland tract provides an average relative value which reflects the inherent productivity of each farm parcel. See Land Evaluation Worksheets in this section.
6. The York County Conservation Easement Program assigns a weight of 40 % to the Land Evaluation Category of the total LESA score. The total possible score is 100 points for the soils category.
7. The Site Assessment Category of the Farmland Ranking System evaluates the non-soils related factors when comparing farmland parcels for suitability for farmland protection under the York County Conservation Easement Program. This category evaluates the farmland tract and the community surrounding the farmland tract and carries a weight of 60%. The three categories evaluated include; Development Potential, Farmland Potential, and Clustering Potential. Each category represents 100 points.
  - A. Development Potential measures the limitations, development pressures, or obstacles to the continued viability of production agriculture within the community. This category prioritizes communities that present threats to farmland conversion within the community. This category therefore is assigned a weight of 10% of the total score.

## Appendix B - Farmland Ranking System (Cont.)

### 7. Site Assessment Category (Cont.)

B. Farmland Potential measures the potential agricultural viability of the operation. This category evaluates the productivity, efficiency, and management of the farm operation. The category tries to select the most productive and well-managed agricultural operations. This category is assigned a weight of 25% of the total score.

C. Clustering Potential assesses the land uses surrounding the farmland tract. This category prioritizes the importance of preserving large expanses of farmland for contiguous and compatible land uses. This category selects farm parcels that are surrounded by agricultural, or conservation land uses to help shield the agricultural community from conflicting non-agricultural land uses which would impose restrictions upon normal farming practices. This category is assigned a weight of 25% of the total score.

Each category is assigned the following weights:

Land Evaluation	40%
Development Potential	10%
Farmland Potential	25%
Clustering Potential	25%

The weighted scores are added for all categories are summed and then ranked by priority according to the highest total weighted score to the lowest total weighted score, using the Farmland Ranking Worksheets. The farmland ranking score shall determine the order in which tracts are selected by the County Board for appraisal in accordance with Regulation Chapter 138e.63. Selection for appraisal shall be in descending order of farmland ranking score.

## Appendix B - Farmland Ranking System (Cont.)

I. Land Evaluation Category	Assigned Weight 40%	Total Points Possible 100
Measures the soil quality numerically and indicates the agricultural productivity of the tract.		
II. Site Assessment Category	Assigned Weight 60%	Total Points Possible 300
A. Development Potential Category	Assigned Weight 10%	Total Points Possible 100
1. Availability to Sewer and Water - Indicator of existing public infrastructure within close proximity to an applicant. Indicator of a potential threat of conversion to a non-farm use.		
Less than 2 miles from public sewer and/or public water supply system		10 Points
2 miles to 4 miles of public sewer and/or public water supply system		5 Points
Over 4 but less than 6 miles of public sewer and /or public water supply system		2 Points
2. Road Frontage - Reflects development potential remaining with the farmland tract.		
Road frontage totals 10,000 feet or greater		25 Points
Road frontage totals 9,999 feet to 5,000 feet		15 Points
Road frontage totals 4,999 feet to 2,000 feet		5 Points
3. Extent of Non-Agricultural Land Use In Area - Evaluates the imminent threat of conversion of the farmland tract to non-farm uses.		
Non-Agricultural Land Use Adjacent to the tract is 75% or greater		10 Points
Non-Agricultural Land Use Adjacent to the tract is 50 to 74%		5 Points
Non-Agricultural Land Use Adjacent to the tract is 25 to 49%		2 Points
4. Compatibility of Farmland Tract with Local Land Use Plans - Determines the compatibility of the farmland tract with local land use plans.		
Applicant is consistent with local land use plans		30 Points
Applicant is inconsistent with local land use plans		0 Points
5. Distance To Growth Areas / Rural Villages - Measures the proximity of the farmland tract to a Growth Area or a Rural Village.		
Tract is within 3 miles to a growth area or rural villages		25 Points
Tract is over 3 but less than 5 miles to a growth area or rural villages		15 Points
Tract is over 5 but less than 7 miles to a growth area or rural villages		5 Points
Tracts located within an established growth area		0 Points

**Development Potential Score = Total Points X .10**



## Appendix B - Farmland Ranking System (Cont.)

II. Site Assessment Category	Assigned Weight 60%	Total Points Possible 300
B. Farmland Potential Category	Assigned Weight 25%	Total Points Possible 100
Measures the potential for continued agricultural production and suitability of the farm for perpetual farmland preservation.		
1. Percentage of Farm in Harvestable Croplands or Pasture - Evaluates the percentage of land actually available for production.		
90% or greater in harvestable farmlands		30 Points
80 to 89% harvestable farmlands		20 Points
70 to 79% harvestable farmlands		10 Points
Harvestable lands are determined by conservation plans, FSA aerial maps, or ArcGIS Mapping Measurements.		
2. Soil and Water Conservation Plan Implementation - Evaluates the level of conservation planning and practices installed thus protecting the soil resources and encouraging the long term agricultural productivity of the tract.		
80 to 100% plan implementation		25 Points
50 to 79% plan implementation		7 Points
3. Contiguous Farm Size - Recognizing that the larger tracts of harvestable farmland are necessary to support the viability of agriculture within a community and to operate an efficient operation, this factor evaluates the tract based upon the size of the connected farmland tract.		
Tracts 100 acres or larger		20 Points
Tracts Less than 100 acres		10 Points
4. Annual Gross Farm Income - Evaluates the annual gross farm income produced by the farmland tract, using gross farm income as an indicator of farm production, efficiency, and contribution to Pennsylvania agricultural economy.		
Gross Farm Income between \$150,000 or greater		20 Points
Gross Farm Income between \$100,000 and \$149,999		14 Points
Gross Farm Income between \$50,000 and \$99,999		6 Points
5. Proximity to historic, scenic, environmental, or cultural sites - Farmland tracts within proximity to a private, or a local, state, or federally designated historical, scenic, environmental, or cultural site shall be deemed compatible with agricultural practices and therefore prioritized.		
Tracts adjacent to a historic, scenic, cultural, environmental area		5 Points
Tracts not adjacent but within 1/4 mile to a historic, scenic, cultural, environmental area		2 Points
Tracts over 1/4 mile but less than 1/2 mile to a historic, scenic, cultural, environmental area		1 Point

**Farmland Potential Score = Total Points X .25**

## Appendix B - Farmland Ranking System (contd.)

II. Site Assessment Category	Assigned Weight 60%	Total Points 300
<b>C. Clustering Potential Category</b>		
Assigned Weight 25%		
Total Points 100		
Encourages the preservation of farmland in large contiguous blocks of farmland which will support commercial agriculture and help shield the agricultural community against incompatible non-agricultural land uses.		
<p>1. Consistency with the easement planning and development map - Determines consistency of the application with resources identified on the York County Agricultural Land Preservation Easement Planning and Development Map. Resources identified upon the easement planning map are determined to be compatible with agricultural activities.</p>		
Application is consistent with the easement planning map		10 Points
Application is not consistent with the easement planning map		0 Points
<p>2. Proximity of the applying farmland tract to a public or privately* held perpetual agricultural conservation easement - Measures the proximity of applying farmland tracts to other preserved farmlands. Preservation in large contiguous blocks creates a community preferable for efficient agricultural production.</p>		
Tract is less than 1/4 mile of a preserved farm		35 Points
Tract is 1/4 mile to 1/2 mile to a preserved farm		25 Points
Tract is over 1/2 mile but under 1 mile from a preserved farm		20 Points
Tract is 1 mile to 2 miles from a preserved farm		10 Points
<p>* Privately held easements must also meet YCALPB minimum eligibility requirements to grant points to the adjacent applying farmland tract.</p>		
<p>3. Percent of land adjacent to tract duly enrolled within an Ag Security Area (ASA) - Measures the percent of farmland adjacent to the tract which are enrolled in Ag Security Areas, thus receiving the protective benefits by local municipalities and therefore creating an environment immediately adjacent to the tract which are conducive to normal farming practices. Adjacent lands in agricultural uses are compatible and preferable over non-agricultural adjacent land uses.</p>		
75% or more of tract adjoins tracts enrolled in an ASA		10 Points
50 to 74% of the tract adjoins tracts enrolled in an ASA		7 Points
25 to 49% of the tract adjoins tracts enrolled in an ASA		5 Points
<p>4. Percentage of land enrolled in ASA surrounding the farmland tract (applicant) - Measures the amount of farmlands within the neighborhood of a tract which are used for agricultural purposes and also receiving the protective benefits of ASA law by the municipality. Significant lands enrolled in ASA which are prevalent in the neighborhood of a tract are preferable and furthermore indicate a potential for farmland preservation activities to increase within that neighborhood. Large contiguous blocks of preserved farmlands are preferable for efficient agricultural production.</p>		
75% or more lands enrolled in an ASA within 1 mile of the tract		20 Points
50 to 74% of the lands enrolled in an ASA within 1 mile of the tract		15 Points
25 to 49% of the lands enrolled in an ASA within 1 mile of the tract		10 Points

## **Appendix B - Farmland Ranking System (contd.)**

### C. Clustering Potential Category (Cont.)

5. Zoning - Examines the communities level of protection provided to agricultural lands as evidenced by their adoption of agricultural preservation zoning ordinances which encourage the maintenance of large contiguous blocks of farmland necessary to the survival of commercial agriculture within the community.

Municipalities with ag preservation zoning ordinances protecting 75% or more of the tract	15 Points
Municipalities with ag preservation zoning ordinances protecting less than 75 % of the tract	0 Points
Municipality requires lots be located on the least productive soils of the farmland tract	5 Points
Municipality ordinance includes a maximum lot size restriction	5 Points

\* maximum points possible is 25 for this factor

**Cluster Potential Score = Total Points X .25**

**York County Conservation Easement Farmland Ranking Worksheet 2024**

Farm Name: \_\_\_\_\_

Application No. \_\_\_\_\_

Application Date: \_\_\_\_\_

Ranking Start Date: \_\_\_\_\_

Ranking End Date: \_\_\_\_\_

I. Land Evaluation Score (40%) \_\_\_\_\_

II. Site Assessment Categories

A. Development Potential Score

- 1. Sewer & Water \_\_\_\_\_ Miles
- 2. Road Frontage \_\_\_\_\_ ft. \_\_\_\_\_
- 3. Non-Ag Land Use \_\_\_\_\_ % \_\_\_\_\_
- 4. Compatibility to Land Use Plans \_\_\_\_\_
- 5. Growth Areas/ Rural Villages \_\_\_\_\_ Miles \_\_\_\_\_

Total Score \_\_\_\_\_ X .10% = \_\_\_\_\_

B. Farmland Potential Score

- 1. Harvestable Farmland \_\_\_\_\_ % Per GIS Qualifying Prog.
- 2. Conservation Plan \_\_\_\_\_ % Per \_\_\_\_\_
- 3. Farm Size \_\_\_\_\_ Acres Per GIS \_\_\_\_\_
- 4. Gross Farm Income \_\_\_\_\_ Per 3yr Average \_\_\_\_\_
- 6. Historic, Scenic, Environmental \_\_\_\_\_ Miles \_\_\_\_\_

Total Score \_\_\_\_\_ X .25% = \_\_\_\_\_

C. Clustering Potential Score

- 1. Consistency With Easement Map \_\_\_\_\_
- 2. Proximity To Other Easements \_\_\_\_\_ Miles \_\_\_\_\_
- 3. % Adjacent To ASA \_\_\_\_\_ % \_\_\_\_\_
- 4. % ASA Lands Within 1 Mile \_\_\_\_\_ % \_\_\_\_\_
- 5. Zoning \_\_\_\_\_ Per YCPC \_\_\_\_\_ Twsp/Boro \_\_\_\_\_

Total Score \_\_\_\_\_ X .25% = \_\_\_\_\_

Final Farmland Ranking Score \_\_\_\_\_

Final Farmland Ranking Position \_\_\_\_\_

The farmland ranking score is based in part upon data found in the Act 43- Agricultural Area Security (ASA). Resolutions as recorded in the York County Courthouse. The YCALPB and staff will not be responsible for errors found within the recorded ASA Resolutions.

Prepared By:

Return To:

UPI#

DPERSF (6-2006)

**EXHIBIT "C"**

**DEED OF AGRICULTURAL CONSERVATION EASEMENT TO THE  
COMMONWEALTH OF PENNSYLVANIA IN PERPETUITY**

THIS DEED OF AGRICULTURAL CONSERVATION EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between \_\_\_\_\_ (hereinafter, "Grantor") and the Commonwealth of Pennsylvania (hereinafter "Grantee") is made pursuant to the Agricultural Area Security Law (P.L. 128, No. 43) as amended (hereinafter "Act") is made pursuant to the Act.

WHEREAS, Grantor is the sole owner of all that certain land situate in \_\_\_\_\_ Township, \_\_\_\_\_ County, Pennsylvania more particularly described in Exhibit "A" attached hereto consisting of \_\_\_\_\_ acres and all buildings and improvements erected thereon ("the subject land");

AND WHEREAS, the State Agricultural Land Preservation Board has determined to purchase an agricultural conservation easement in the subject land pursuant to the Act;

AND WHEREAS, the Agricultural Land Preservation Board of \_\_\_\_\_ County, Pennsylvania has recommended that the Commonwealth purchase an agricultural conservation easement in the subject land pursuant to the Act;

AND WHEREAS, all holders of liens or other encumbrances upon the subject land have agreed to release or subordinate their interests in the subject land to this Deed of Agricultural Conservation Easement and to refrain from any action inconsistent with its purpose;

NOW THEREFORE, in consideration of the sum of \$ \_\_\_\_\_ dollars, the receipt and sufficiency of which is hereby acknowledged, Grantor does voluntarily grant, bargain and sell, and convey to the Grantee, its successors and assigns and the Grantee voluntarily accepts, an agricultural conservation easement in the subject land, under and subject to the Act and the following terms and conditions:

1. Permitted Acts - During the term of the agricultural conservation easement conveyed herein, the subject land shall be used solely for the production for commercial purposes of crops, equine, livestock and livestock products, including the processing or retail marketing of such crops, equine, livestock or livestock products if more than fifty percent of such processed or merchandised products are produced on the subject land (hereinafter "agricultural production"). For purpose of this Deed, "crops, equine, livestock and livestock products" include, but are not limited to:

- (a) Field crops, including corn, wheat, oats, rye, barley, soybeans, speltz, buckwheat, hay, potatoes and dry beans;
- (b) Fruits, including apples, peaches, grapes, cherries, pears, and berries;
- (c) Vegetables, including tomatoes, pumpkins, snap beans, cabbage, carrots, beets, onions, sweet corn and mushrooms;
- (d) Horticultural specialties, including nursery stock ornamental shrubs, ornamental trees and flowers;
- (e) Livestock and livestock products, including cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs, and furs;
- (f) Timber, wood and other wood products derived from trees; and
- (g) Aquatic plants and animals and their byproducts.
- (h) Commercial equine activity including boarding of equine, training of equine, instruction of people in handling, driving or riding equines, use of equines for riding or driving purposes, pasturing equines all of where a fee is collected. THE TERM DOES NOT INCLUDE ACTIVITY LICENSED UNDER THE ACT OF DECEMBER 17, 1981 (P.L. 435, NO. 135), KNOWN AS THE "RACE HORSE INDUSTRY REFORM ACT."

Except as permitted in this Deed, neither Grantor nor his agents, heirs, executors, administrators, successors and assigns, nor any person, partnership, corporation or other entity claiming title under or through Grantor, or their agents, shall suffer, permit, or perform an activity on the subject land other than agricultural production or commercial equine activities.

2. Construction of Buildings and Other Structures - The construction or use of any building or other structure on the subject land other than as existing on the date of the delivery of this Deed is prohibited except that:

- (a) The erection of fences for agricultural production or a commercial equine activity and protection of watercourses such as lakes, streams, springs and reservoirs is permitted.
- (b) The construction of one additional residential structure is permitted if:
  - (i) The construction and use of the residential structure is limited for the landowner's principal residence or for the purpose of providing necessary housing for persons employed in farming the subject land on a seasonal or full-time basis.
  - (ii) No other residential structure has been constructed on the restricted land at any time since the delivery of the Deed,

- (iii) The residential structure and its curtilage occupy no more than two acres of the restricted land, and
  - (iv) The location of the residential structure and its driveway will not significantly harm the economic viability of the subject land for agricultural production or a commercial equine activity.
- (c) The construction or use of any building or other structure for agricultural production or a commercial equine activity is permitted. The maximum building coverage may be restricted if the County Agricultural Conservation Easement Purchase Program approved by the State Board imposes such a restriction.
- (d) The replacement of a residential structure existing on the restricted land on the date of the granting of the easement is permitted if the preexisting residential structure is razed or removed and the replacement residential structure is erected within the curtilage of the residential structure it replaces.
- (e) The renovation or modification of an existing residential structure, or an addition to an existing residential structure, is permitted if it would not increase the curtilage of the residential structure.
- (f) The renovation or modification of an existing agricultural building or structure, or an addition to an existing agricultural building or structure, is permitted. The maximum building coverage may be restricted if the County Agricultural Conservation Easement Purchase Program approved by the State Board imposes such a restriction.

3. Subdivision - The land under the Agricultural Conservation Easement is subject to the Subdivision Guidelines of the County of \_\_\_\_\_, Agricultural Land Preservation Program, approved by the State Agricultural Land Preservation Board on \_\_\_\_\_, year of \_\_\_\_\_, as may be attached hereto. If the subject land is subdivided, the Deeds to all of the subdivided parcels shall state on which of the subdivided parcels the residential structure permitted by this Deed may be constructed. Deeds to all other parcels shall recite that no additional residential structure is permitted.

4. Utilities - The granting of rights-of-way by the Grantor, his heirs, executors, administrators, successors and assigns, or any person, partnership, corporation or other entity claiming title under or through Grantor in and through the subject land for the installation, transportation, or use of, lines for water, sewage, electric, telephone, coal by underground mining methods, gas, oil or oil products is permitted. The term "granting of rights-of-way" includes the right to construct or install such lines. The construction or installation of utility lines other than of the type stated in this paragraph is prohibited on the subject land.

5. Mining - The granting of leases, assignments or other conveyances or the issuing of permits, licenses or other authorization for the exploration, development, storage or removal of coal by underground mining methods, oil and gas by the owner of the subject land or the owner of the underlying coal by underground mining methods, oil and gas or the owner of the rights to develop the underlying coal by underground mining methods, oil and gas, or the development of

appurtenant facilities related to the removal of coal by underground mining methods, oil or gas development or activities incident to the removal or development of such minerals is permitted.

6. Rural Enterprises - Customary part-time or off-season minor or rural enterprises and activities which are provided for in the County Agricultural Easement Purchase Program approved by the State Board are permitted.

7. Soil and Water Conservation - All agricultural production or commercial equine activity on the subject land shall be conducted in accordance with a conservation plan approved by the County Conservation District or the County Board. Such plan shall be updated upon any change in the basic type of agricultural production or commercial equine activity being conducted on the subject land. In addition to the requirements established by the County Conservation District or the County Board, the conservation plan shall include an installation schedule and maintenance program and a nutrient management component which, when completely implemented, will improve and maintain the soil, water and related plant and animal resources of the land and shall require that:

(i) The use of the land for growing sod, nursery stock ornamental trees, and shrubs does not remove excessive soil from the subject land, and

(ii) The excavation of soil, sand, gravel, stone or other materials for use in agricultural production or commercial equine activities on the land is conducted in a location and manner that preserves the viability of the subject land for agricultural production or commercial equine activity.

As part of the settlement documents, the executed Conservation Plan Agreement shall be recorded with the Deed of Easement at the County Recorder of Deeds.

8. Responsibilities of Grantor Not Affected - Except as specified herein, this Deed does not impose any legal or other responsibility on the Grantee, its successors or assigns. Grantor shall continue to be solely responsible for payment of all taxes and assessments levied against the subject land and all improvements erected thereon. Grantor shall continue to be solely responsible for the maintenance of the subject land and all improvements erected thereon. Grantor acknowledges that Grantee has no knowledge or notice of any hazardous waste stored on or under the subject land. Grantee's exercise or failure to exercise any right conferred by the agricultural conservation easement shall not be deemed to be management or control of activities on the subject land for purposes of enforcement of the Act of October 18, 1988, (P.L. 756, No. 108), known as the Hazardous Sites Cleanup Act.

Grantor, his heirs, executors, administrators, successors or assigns agree to hold harmless, indemnify and defend Grantee, its successors or assigns from and against all liabilities and expenses arising from or in any way connected with all claims, damages, losses, costs or expenses, including reasonable attorneys fees, resulting from a violation or alleged violation of any State or Federal environmental statute or regulation including, but not limited to, statutes or regulations concerning the storage or disposal of hazardous or toxic chemicals or materials.



9. Enforcement – Annually, Grantee, its successors, assigns or designees shall have the right to enter the subject land for the purpose of inspecting to determine whether the provisions of this Deed are being observed. Written notice of such annual inspection shall be mailed to Grantor, his heirs, executors, administrators, successors or assigns at least ten days prior to such inspection. The annual inspection shall be conducted between the hours of 8 a.m. and 5 p.m. on a weekday that is not a legal holiday recognized by the Commonwealth of Pennsylvania or at a date and time agreeable to the county and the landowner.

Grantee, its successors, assigns or designees shall also have the right to inspect the subject land at any time, without prior notice, if Grantee has reasonable cause to believe the provisions of this Deed have been or are being violated.

Grantor acknowledges that any violation of the terms of this Deed shall entitle Grantee, its successors, assigns or designees to obtain an injunction against such violation from a court of competent jurisdiction along with an order requiring Grantor, his heirs, executors, administrators, successors or assigns to restore the subject land to the condition it was in prior to the violation, and recover any costs or damages incurred including reasonable attorney's fees. Such relief may be sought jointly, severally, or serially.

10. Duration of Easement – The agricultural conservation easement created by this Deed shall be a covenant running with the land and shall be effective in perpetuity. Every provision of this Deed applicable to Grantor shall apply to Grantor's heirs, executors, administrators, successors, assigns, agents, and any person, partnership, corporation or other entity claiming title under or through Grantor.

11. Conveyance or Transfer of the Subject Land – Grantor, his heirs, executors, administrators, successors or assigns, and any person, partnership, corporation, or other entity claiming title under or through Grantor, shall, within thirty (30) days of a change in ownership or within any lesser period prescribed in the county program, notify the county agricultural land preservation board and the Pennsylvania Department of Agriculture in writing of any conveyance or transfer of ownership of the subject land. Such notification shall set forth the name, address and telephone number of the Grantor and the party or parties to whom ownership of the subject land has been conveyed or transferred, and the price per acre or any portion thereof and a reference to the volume and page in which the transfer has been recorded by the County Recorder of Deeds.

This obligation shall apply to any change in ownership of the subject land. Whenever interest in the subject land is conveyed or transferred to another person, the deed conveying or transferring such land shall recite in verbatim the language of the easement as set forth in this deed.

12. Applicability - Every provision of this Deed applicable to Grantor shall apply to Grantor's heirs, executors, administrators, successors, assigns, agents, and any person, partnership, corporation or other entity claiming title under or through Grantor.

13. Interpretation – This Deed shall be interpreted under the laws of the Commonwealth of Pennsylvania. For purposes of interpretation, no party to this Deed shall be considered to be the drafter of the Deed. All provisions of this Deed are intended, and shall be interpreted, to effectuate the intent of the General Assembly of the Commonwealth of Pennsylvania as expressed in Section 2 of the Act.

To have and to hold this Deed of Agricultural Conservation Easement unto the Grantee, its successors and assigns in perpetuity.

AND the Grantor, for himself, his heirs, executors, administrators, successors and assigns does specially warrant the agricultural conservation easement hereby granted.

IN WITNESS WHEREOF, the undersigned have duly executed this Deed on the day first written above.

GRANTOR

Witness:	_____ [Seal]
_____	_____ [Seal]
_____	_____ [Seal]
_____	_____ [Seal]

ACKNOWLEDGMENT

COUNTY OF

SS:

COMMONWEALTH OF PENNSYLVANIA

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of \_\_\_\_\_ personally appeared the above named \_\_\_\_\_ and \_\_\_\_\_, and in due form of law acknowledged the above Deed of Agricultural Conservation Easement to be their voluntary act and deed, and desired the same to be recorded as such.

WITNESS my hand and Notarial Seal the day and year aforesaid.

\_\_\_\_\_  
Notary Public

My Commission expires:

## Rural Enterprises- Permitted Non- Agricultural Commercial Activities

Pursuant to State Regulations, Chapter 138e.241, the York County Agricultural Land Preservation Board intends that agricultural conservation easements shall not prevent non-agricultural commercial activities that may also be undertaken on the preserved farm following County Board approval. **Please be aware that, in addition to our approval, your activities on your property must also comply with state and local municipal zoning and construction codes, and so your proposed activities are contingent upon obtaining the appropriate local municipal approvals.** For purposes of definition, these activities are listed below;

1. Direct sale to the public of agricultural products produced principally on the farm, provided that at least 50% of such products are produced by the farm operator.
2. Any and all structures contributing to the production, primary processing, direct marketing, and storage of agricultural products principally on the farm.
3. Structures associated with the production of energy for use principally on the farm including wind, solar, hydroelectric, methane, wood, alcohol, fuel and fossil fuel systems and structures and facilities for the storage and treatment of animal wastes.
4. Structures and facilities associated with irrigation, farm pond improvements, and soil and water conservation practices including but not limited to Wetland Development or Restoration, Wildlife Wetland Habitat Management, Wildlife Upland Habitat Management and Riparian Forest Buffer Resource Management Systems used for erosion and sediment control and water quality improvement.\*
5. The provision of services or production and sale, by persons in residence, of incidental agricultural goods, services, supplies, and repairs, and / or the conduct of traditional trades and the production and sale of home occupation goods, arts and crafts, so long as these uses remain incidental to the agricultural and open space character of the farm and are limited to occupying residential and principally agricultural structures of the property. Services may include special events, based upon a case by case review and approval. No services may remove lands from agricultural production. Incidental use structures are limited in site coverage to one-half of one percent of the area of the property.
6. The accommodation of tourists and visitors within principally family residential and/or agricultural structures otherwise permitted under the law so long as the accommodation of tourists and visitors is undertaken as a part-time or off-season minor or rural enterprise and is incidental to the agricultural and open space character of the property.
7. The sale of antiques providing the activity remains minor, incidental, and secondary to the primary use of the farm which is commercial agricultural production.
8. To permit the lease of a minor portion of a farm storage building for the purposes of storing barn siding, providing the use is minor, incidental, and secondary to the primary use of the farm and the structure, which is commercial agricultural production.
9. Regulated hunting operations and the production and stocking of game birds so long as these uses remain incidental to the agricultural and open space character of the property.
10. The installation of communications antennae on existing structures along with associated equipment and structures shall be permitted, provided that the installation or construction of any permanent non-agricultural equipment or structures associated with the communications antennae shall be located within the existing curtilage at the base of the existing structure supporting the communications antennae and such associated equipment or structures shall remain incidental to the agricultural and open space character of the property.
11. Dog Kennels shall be a permitted use provided the activity is conducted within an existing structure, or within a structure which does not permanently remove land from agricultural production to accommodate the activity.
12. Other similar uses upon approval by the York County Agricultural Land Preservation Board and the Pennsylvania Agricultural Land Preservation Board.

\*The Pennsylvania Agricultural Land Preservation Board approved and authorized on July 13, 2000 the use of any conservation practice under CREP/CRP as not violating the deed of agricultural conservation easement with respect to the restricted land provided the conservation plan as revised allows for the implementation of any such conservation practices.

## **Are you a farm owner considering a commercial solar lease?**

If so, here are some questions to consider first.

### **1) Is the farm in an Agricultural Security Area (ASA)?**

- a. There are no restrictions or limitations related to commercial solar development on a property that is simply enrolled in the ASA. However, the property will potentially be removed from the ASA when the township does a seven-year review if it no longer meets the evaluation criteria for inclusion in the ASA. There is no penalty for changing use or removing property. The landowner can also submit in writing that they no longer wish to be enrolled and be removed at any time.

### **2) Is the farm in an Agricultural Security Area and preserved through a permanent Agricultural Conservation Easement?**

- a. ASA is a prerequisite for the state farmland preservation program. Unlike the ASA designation alone, if the farm is also subject to a permanent agricultural conservation easement, the landowner may not engage in commercial solar development. The deed of easement is in perpetuity and may not be extinguished.
- b. Energy primarily for use on the farm is permitted under the county farmland preservation program's rural enterprise criteria.

### **3) Is the farm enrolled in the Clean and Green preferential assessment program?**

- a. If the farm is enrolled in Clean and Green, the landowner may not engage in commercial solar development without triggering rollback taxes on the entire enrolled acreage. However, unlike the Farmland Preservation Program, the landowner may break the covenant and pay rollback taxes and be removed. Any remaining eligible acreage after a rollback tax penalty is triggered is automatically re-enrolled unless the landowner wishes to be removed.
- b. Like farmland preservation, energy primarily for use on the farm is permitted under the definitions of eligibility.

**4) Is zoning a consideration?**

- a. Zoning is done locally by townships under the authority of the Municipalities Planning Code (MPC). It is possible a zoning ordinance will not identify commercial solar as a specific use. In that case, zoning will need to determine if solar may be permitted as another use expressly permitted. Farm owners should check with townships to make sure land is zoned appropriately prior to executing a lease agreement.

**5) Is solar considered “agriculture” by definition in Pennsylvania’s laws?**

- a. Although commercial scale solar is often called a “solar farm”, it does not meet the definition of normal farming activity under the Right to Farm Act. Therefore, it will not receive protection from local ordinances and lawsuits, otherwise given to agricultural operations.

**6) Must I obtain a permit from Department of Environmental Protection?**

- a. A construction stormwater permit may be required if the panels disturb greater than one acre, per National Pollution Discharge Elimination System (NPDES). Farm owners should consult with county conservation district or DEP for additional information.

**7) Is the farm enrolled in federal Conservation Reserve Program (CRP) or Conservation Reserve Enhancement Program (CREP)?**

- a. Solar panels are not permitted on lands subject to CRP and CREP contracts. Specific questions may be directed to the local USDA Farm Service Agency.

**8) Will the solar panels affect my conservation and best management practices that are part of a conservation plan?**

- a. Farm owners should notify county conservation districts or local USDA-Natural Resources Conservation Service (NRCS) office to update conservation plans as needed. If cost share was received (EQIP, for example), farm owners should first obtain approvals prior to signing a lease agreement.



YORK COUNTY AGRICULTURAL LAND  
PRESERVATION BOARD

2401 Pleasant Valley Road Suite 101  
York Pennsylvania 17402  
(717) 840-7400

[www.YorkCountyPA.gov](http://www.YorkCountyPA.gov)

Application #:  
\_\_\_\_\_



**Application for Ag Land Preservation  
Deadline February 15, 2024**

Landowner Contact Information

Name of Landowner(s) \_\_\_\_\_

Address \_\_\_\_\_  
Street/Box City State Zip Code

Telephone (Home) \_\_\_\_\_ (Cell) \_\_\_\_\_

E-mail \_\_\_\_\_ Township \_\_\_\_\_

Are you a:  Corporation  Partnership  Sole Proprietorship

Please attach Articles of Incorporation, Partnership Agreement, Power of Attorney.

List those individuals with a Life Estate Right or Life Lease Interest in the Property \_\_\_\_\_

Property Information

ASA Resolution Reference Information Book \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_

Street address of farmland tract(s) \_\_\_\_\_

Directions from the nearest state route \_\_\_\_\_

Contact to View Farm \_\_\_\_\_  
Name Home Telephone Cell

Contact's Address \_\_\_\_\_  
Street/Box City State Zip Code

Farm Operator(s) \_\_\_\_\_  
Name Home Telephone Cell

Operator(s) Address \_\_\_\_\_  
Street/Box City State Zip Code

List the Deed Reference and Tax UPID No. with acreage offered for preservation:

Deed Reference Number	Tax Map Parcel Number	Deeded Acreage
_____	_____	_____
_____	_____	_____
_____	_____	_____

Please list the residential structures and outbuildings on each parcel. See form attached.

Please attach a legible photocopy of the farm deed(s) offered for preservation.

Total acreage offered for this application\_\_\_\_\_. If deeded acreage is different from acres offered, provide a signed baseline map with the farmland boundaries offered. Staff can assist with mapping by appointment only. Note: Only 2 revisions are permitted per Application Cycle and must be identified no later than the deadline date. Ask about the option of an Easement Donation with this Easement Purchase. Excluded lands qualify.

Attach a copy of a complete Soil Conservation Plan, Ag E&S Plan, Nutrient Management Plan, or Manure Management Plan (as required by state law) prepared for those farmland tracts you offer for easement consideration with this application. \_\_\_\_\_

Do you plan to harvest timber, or clear and grub any woodland on the lands you are offering for easement application? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, please attach a copy of your Timber Harvest E&S Plan, or Clearing and Grubbing Plan.

Are you aware of a nearby farm with a perpetual conservation easement in place, a park, or another publicly or privately designated open space? Please identify: \_\_\_\_\_

Are there any scenic or environmental features on the farm? Please identify: \_\_\_\_\_

Are you aware of any cemeteries, historic structures or features, or any cultural features on, or near the farm? Please identify: \_\_\_\_\_

Are there any other non-ag uses conducted on this farm, such as an airport, weddings or special events, engine repair shop, saw mill, hunting preserve, etc.? Please identify: \_\_\_\_\_

Are you aware of any public or private right-of-ways, easements, or encroachments that may affect your property? Please identify: \_\_\_\_\_

Are there any State or Federal conservation programs currently in use on the farm such as CRP, CREP, EQIP, CSP, etc.? Please specify program and acreage: \_\_\_\_\_



**Production Information - Complete each of the following:**

List the Gross Farm Income for the farmland tract applying, for the three years below:

Year 1        \$ \_\_\_\_\_ (2023)  
 Year 2        \$ \_\_\_\_\_ (2022)  
 Year 3        \$ \_\_\_\_\_ (2021)

OFFICE USE ONLY
3 Year Average: \$ _____

Note: Gross Farm Income is not crop rent paid but the income from crops and livestock produced on the farmland tract. The farm operator will have these records.

<u>CROP REPORT - PRODUCTION YEAR - 2023</u>			
Crop	Acres Grown	Yields/Acre	
Maintained Pasturelands (acres) _____ (must be fenced and grazed)			
<u>LIVESTOCK REPORT - PRODUCTION YEAR - 2023</u>			
Livestock	Average Numbers	Product Sold	Amount Sold

**CROP REPORT - PRODUCTION YEAR - 2022**

**Crop**

**Acres Grown**

**Yields/Acre**

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**Maintained Pasturelands (acres) \_\_\_\_\_ (must be fenced and grazed)**

**LIVESTOCK REPORT - PRODUCTION YEAR - 2022**

**Livestock**

**Average Numbers**

**Product Sold**

**Amount Sold**

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**CROP REPORT - PRODUCTION YEAR - 2021**

**Crop**

**Acres Grown**

**Yields/Acre**

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**Maintained Pasturelands (acres) \_\_\_\_\_ (must be fenced and grazed)**

**LIVESTOCK REPORT - PRODUCTION YEAR - 2021**

**Livestock**

**Average Numbers**

**Product Sold**

**Amount Sold**

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**Property Improvement Identification Form**



**Please list all structures that are currently used as a residential structure on the farmland offered for preservation. Note that your municipality must also permit the structure for residential purposes and meet those requirements for a dwelling. Please identify if the structure is a frame built, masonry built, modular, single wide / double wide trailer, or other description. Please also list any non-residential structures located on the farm. Identify use as well.**

**Parcel                      Residential Structure                      Outbuilding                      Use**

Multiple horizontal lines for data entry.

I, (We), the undersigned, hereby acknowledge that the information given on this application is true and accurate, to the best of my (our) knowledge.

My, (our), signature authorizes approval and consent for participation of the herein listed properties with the York County Agricultural Conservation Easement Program, and further represents all owners of public record for the tract(s) identified.

I, hereby authorize the Conservation Plan preparer to release copies of the Conservation Plan and Nutrient Management Plan to the York County Agricultural Land Preservation Board and the Bureau of Farmland Preservation, a requirement of the York County Agricultural Conservation Easement Program.

I hereby grant permission to the York County Agricultural Land Preservation Board / Staff to share my / our "Landowner Contact Information" with the Farm & Natural Lands Trust of York County. Yes  No

I hereby certify that I am \_\_\_\_, am not \_\_\_\_, a county board member.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Applications will be accepted throughout the year for qualification purposes only. A February 15, 2024 deadline begins a 24 month application cycle for the qualification, ranking, and selection of applications received no later than February 15, 2024. Scores will be posted in the YCALPB program office and website following the 2024 Application Cycle.

FOR ADDITIONAL INFORMATION PLEASE VISIT OUR WEBSITE

<https://yorkcountypa.gov/705/Agricultural-Land-Preservation-Program>

Application Received on \_\_\_\_\_  
Revision Date #1 \_\_\_\_\_  
Revision Date #2 \_\_\_\_\_