

Rural Preservation Plan Components



#DPA2017-00007, Purchase of Development Rights

Publicly Funded: Local, state and federal funds

Voluntary: Residents choose to conserve their land

Eligibility:

Properties located in Rural Area

20+ acres of undeveloped A-1 Property
(acreage requirements may be met with multiple contiguous properties)



Purchase of Development Rights (PDR)

#DPA2017-00007



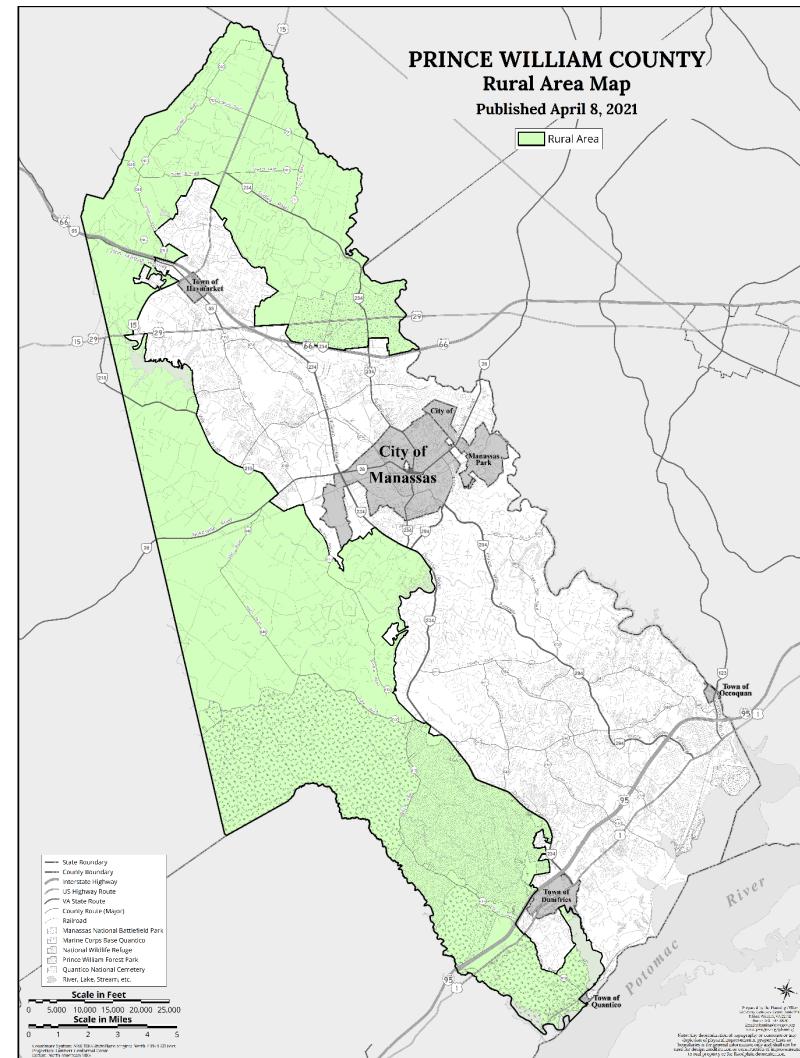
Purchase of Development Rights (PDR)

allows landowners to sever residential development rights to **permanently** conserve:

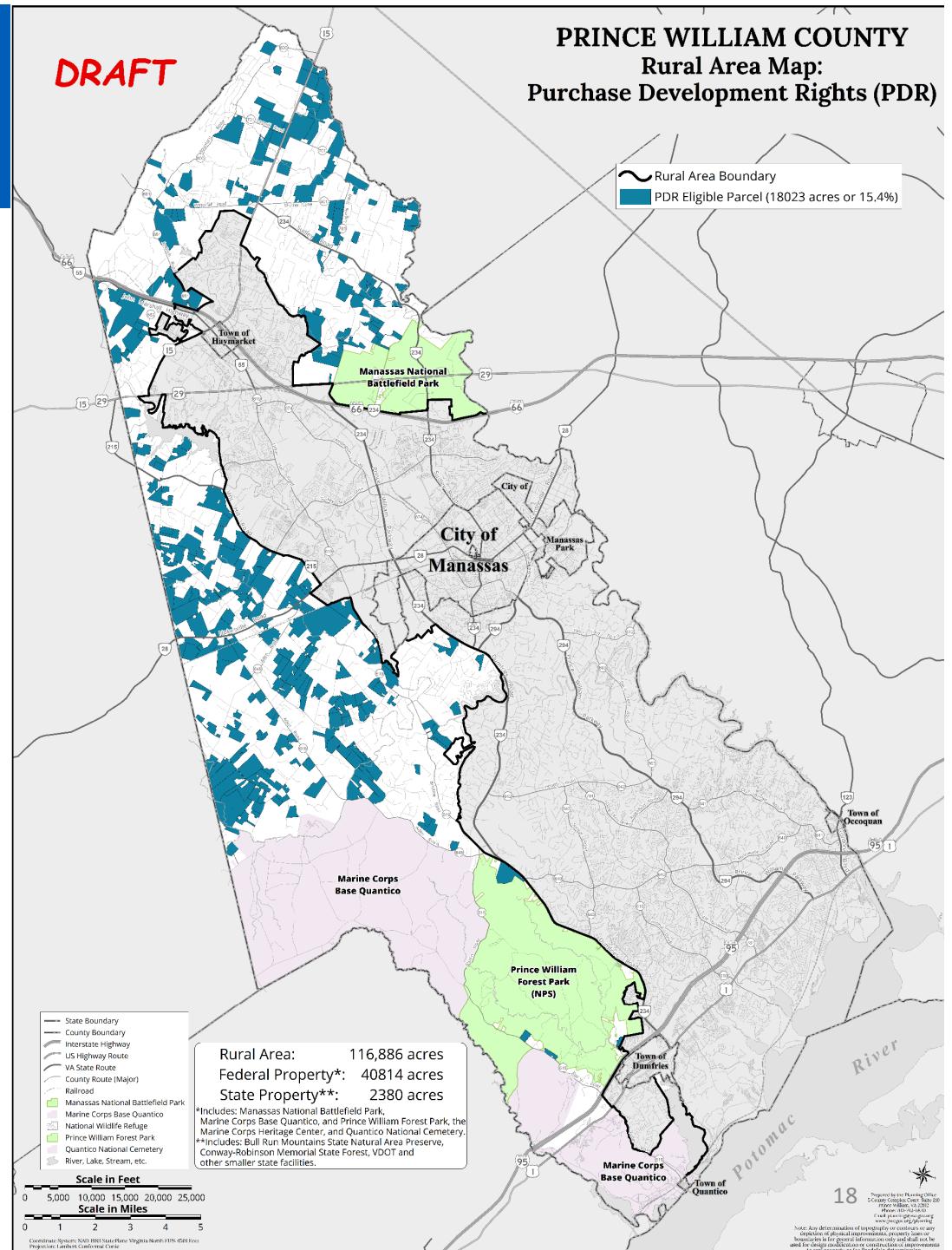
- Agricultural and forestry uses
- Rural open spaces
- Historic and cultural landscapes
- Natural and scenic resources

Key Considerations

- Voluntary program
- Includes properties no less than 20 acres (allows for multiple contiguous parcels)
- Creates permanent conservation easements
- Recommended with other preservation tools



PDR Eligible Properties



Examples of Existing PDR Programs



Funding can come from several places:

- Federal
- State
- Private grant programs



Locality*	Easements	Acres Protected	Local Funding	State PDR	Other	Total Funding	Cost per Easement	Cost Per Acres
Fauquier	14	4,013	\$2,716,145	\$2,133,900	\$100,000	\$4,955,046	\$353,585	\$1,234
Stafford	6	447	\$1,392,394	\$1,374,603	\$180,000	\$2,946,997	\$491,166	\$6,599
Albemarle	15	2,644	\$2,588,616	\$2,028,457	-	\$4,617,073	\$307,805	\$1,747
Virginia Beach	7	484	\$2,566,424	\$1,604,642	-	\$4,171,066	\$595,867	\$8,613

*Sample of similar/surrounding localities

Source: Office of Farmland Preservation (OFP) Annual Report