



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor
Jeannie Haddaway-Riccio, Secretary

Maryland Forest Legacy Program: Landowner Application

APPLICANT INFORMATION:

Landowner's Name: _____

Mailing Address: _____

Daytime Telephone Number: _____

Contact Person (if different from above): _____

Mailing Address: _____

Daytime Telephone Number: _____

PROPERTY INFORMATION (Contact Local Zoning Official When Necessary)

Town where property is located: _____

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 (attach recent appraisal if available): _____

Total Offered Forested Acres: _____

Non-Forested Acres: _____

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, 75% 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).





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IF NEEDED USE ADDITIONAL SHEETS TO ANSWER THESE QUESTIONS

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

Please tick the appropriate lines

Development Rights: Yes ___ No ___ Maybe ___

Public Access for Recreation: Yes ___ No ___ Maybe ___

Grazing Rights: Yes ___ No ___ Maybe ___

Farming Rights: Yes ___ No ___ Maybe ___

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?

5. Does it include locally important panoramic views or exceptional short views as demonstrated in local or State resource planning guides?

6. What public recreational opportunities will be provided/enhanced by this acquisition? Will you allow 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 landowners interested in the idea of a sale?

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. **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, 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.



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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.

ADDITIONAL 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 copies (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 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:

Scale, North arrow, date, and title

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, 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

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 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: (30 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: (75 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: (45 points maximum)

- 10 pts** There is written support to purchase this parcel from DNR, Land Trusts or other conservation groups
- 10 pts** Owner willing 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 _____

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