

**MACOMB AGRICULTURAL
PURCHASE OF DEVELOPMENT RIGHTS COMMITTEE**

APPLICATION CHECKLIST

FOR THE PURCHASE OF DEVELOPMENT RIGHTS (PDR) PROGRAM

This checklist is provided as a courtesy to assist in completion and submission of the PDR application.

- STEP 1 -** Applicant completes all of Part 1 and completes the landowner and property Information. Sections at the top of Parts 2 & 3
- STEP 2 -** Applicant contacts their Macomb Conservation District to schedule an Appointment to complete Part 2 of the application packet. Applicant should take the full Application to the agency to assist in the completion of Part 2.
- STEP 3 -** Applicant submits completed application to the Township Clerk. **We cannot accept Faxed applications.** Be sure to complete all pages, including front and back sides. **The landowner is responsible for making sure all parts of the application form are completed.**

MINIMUM REQUIREMENTS (All applications must meet these minimum requirements in order to apply.)

1. At least 51% of the land in the nominated parcel must be devoted to an agricultural use as defined in Part 362 of NREPA.
2. The owner of record must sign the application.
3. Mineral rights must be either owned by the landowner or must be subordinated when the development rights are acquired.
4. The nominated parcel must be at least 20 acres in size, unless the parcel is located adjacent to already preserved land or is a viable agricultural entity. (If the parcel is less than 20 acres in size the landowner must provide documentation, in writing, that the land is in active agriculture. The PDR committee will review requests for consideration of parcels less than 20 acres in size on a case by case basis to determine if the development rights should be considered for purchase based on proximity to other preserved lands or the viability of the parcel for agricultural use.)

Please submit all of the following information with your application form by _____
Missing information could jeopardize selection of your application.

___ Part 1, Landowner Information

___ Part 2, Conservation District Information

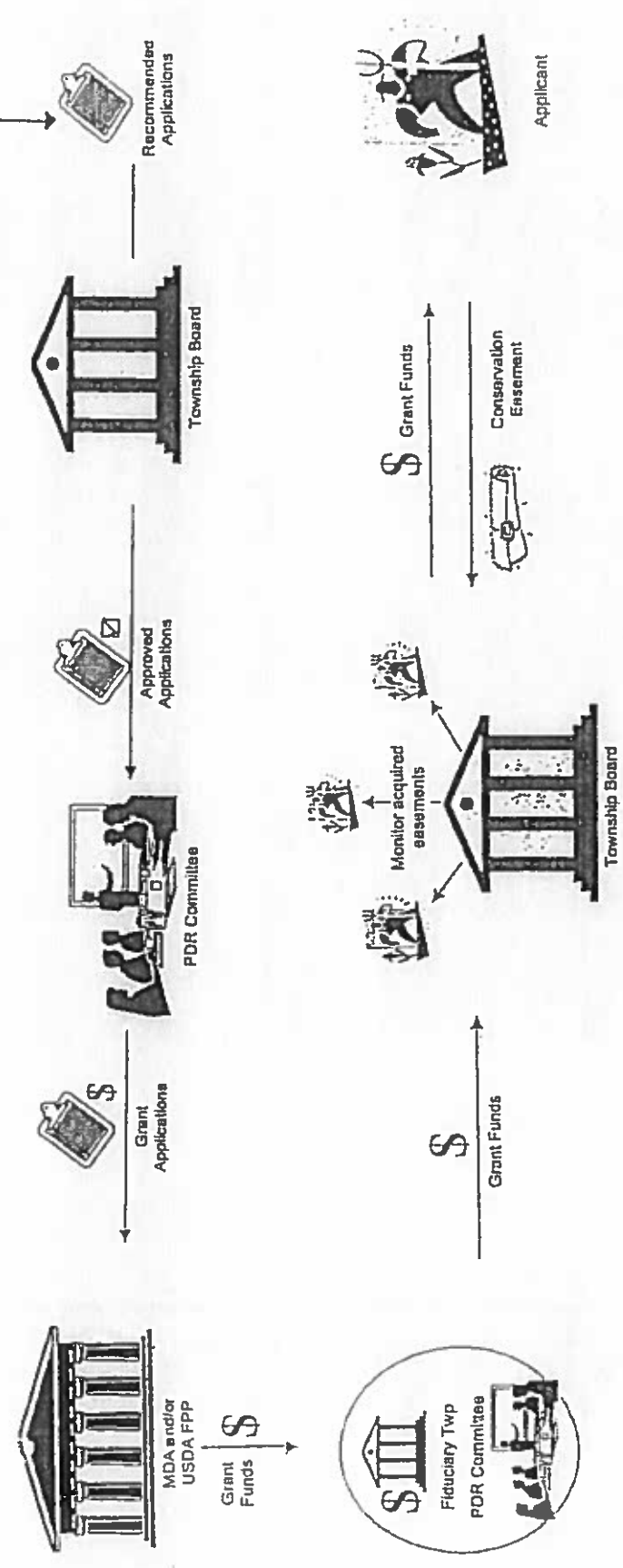
___ Deeds and/or Land Contracts identifying the nominated property.

___ A sketch of the nominated property and the property delineated on a county plat map or aerial photo from the Farm Service Agency.

___ A letter confirming a monetary percent match if one is being offered.



PDR PROCESS



PDR Process Flowchart

Michigan Dept of Agriculture

03/25/03

**PART - 1
MACOMB AGRICULTURAL
PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE**

FOR OFFICIAL USE ONLY
Application Number

PURCHASE OF DEVELOPMENT RIGHT (PDR) APPLICATION

APPLICATION DEADLINE: _____

PART 1 – LANDOWNER INFORMATION

LANDOWNER: Please clearly print or type all information. Be sure to complete the front and back sides of all pages.

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

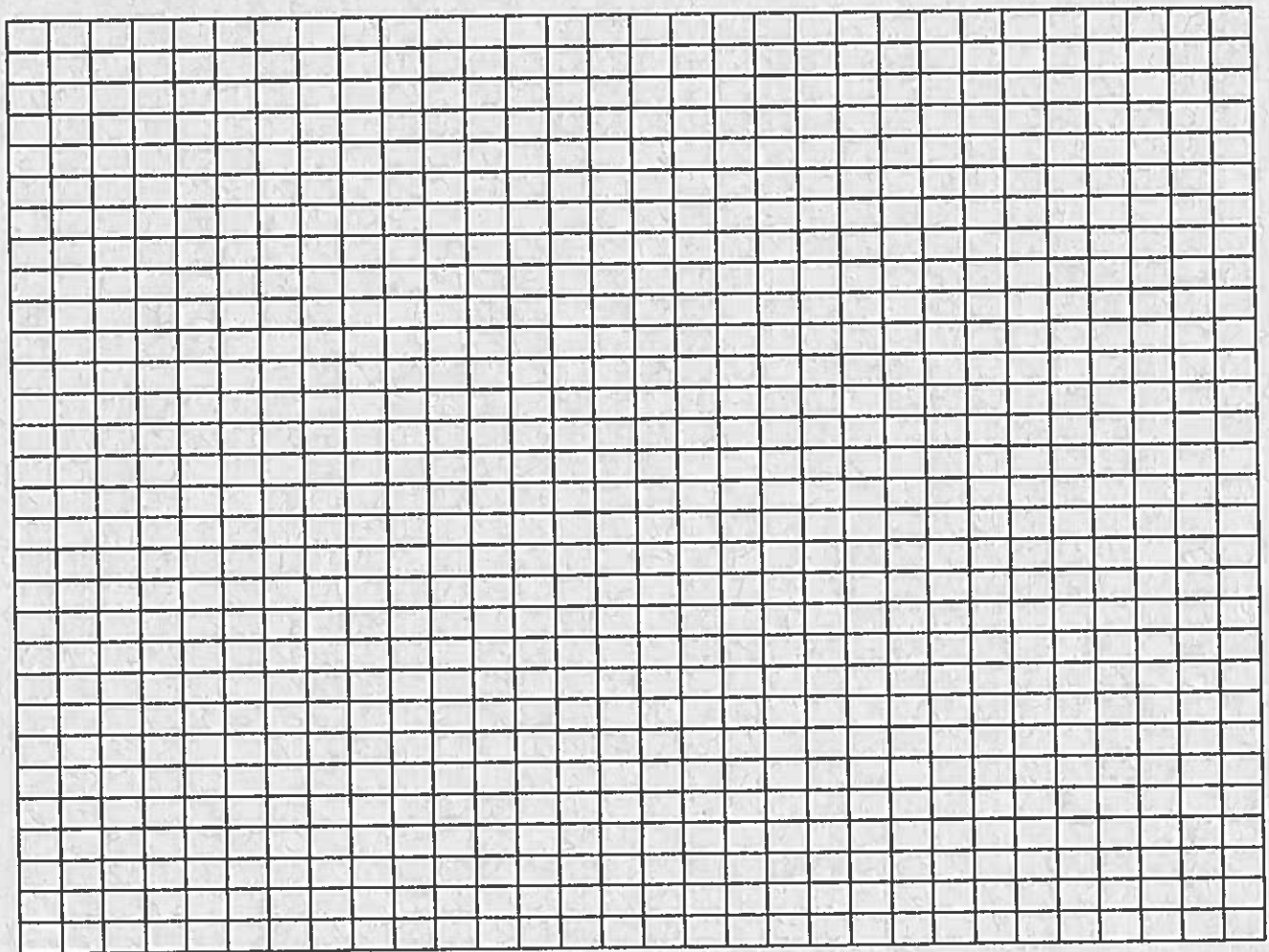
PROPERTY INFORMATION

2. County Where Nominated Property is Located	Township:
Town, Range and Section Number (s)	
Tax Parcel Number (s) of Nominated Property	
3. Total Number of Acres Nominated:	4. Total number of Nominated Acres Currently in Agriculture
5. Type of Agriculture Practices on Nominated Property <i>(Check all that apply)</i>	
<input type="checkbox"/> Livestock Type: _____	<input type="checkbox"/> Cash Crops <input type="checkbox"/> Vegetables <input type="checkbox"/> Fruit
<input type="checkbox"/> Aquaculture	<input type="checkbox"/> Greenhouses <input type="checkbox"/> Christmas Trees <input type="checkbox"/> CRP or Other Set Aside Programs Other: _____
6. I own the nominated property by: _____ Deed _____ Land Contract* *The Land Contract seller's signature is required.	
7. Ownership of Mineral Rights on the Nominated Property: Your land is eligible for consideration even if you do not own the mineral rights. <i>(Check one only)</i>	
<input type="checkbox"/> I own all mineral rights.	<input type="checkbox"/> I own some mineral rights.
<input type="checkbox"/> I do not own any mineral rights.	<input type="checkbox"/> I do not know who owns the mineral rights.
8. Is the nominated property already restricted from being developed? Are there any restrictive covenants, leases or easements on the nominated property, such as land entered into the Federal Wetland Reserve Program (WRP), an existing conservation easement with a private conservancy, or a long-term lease that restricts the use of the land for agricultural purposes only?	
<input type="checkbox"/> No <input type="checkbox"/> Yes If yes, please explain:	

PART 1 – LANDOWNER INFORMATION (continued)

9. Please provide a legal description of the property to be nominated. You may either hand write the legal description or provide copies of tax bills, deeds or land contracts which contain the legal description of the property you wish to nominate. Please specify if you are not including the whole parcel described in the tax bill, deed or land contract. Existing building sites should be excluded from the legal description of the property offered in the application since the State will not pay for areas that have already been developed. You need not provide a survey of the excluded areas when you submit this application, but you may be asked to do so if your land is selected. New structures and/or improvements that are necessary to continue the farming operation are permitted on land entered into a PDR easement.

Please include a sketch of the nominated property in the area provided below. This sketch should include property boundaries, existing roads and buildings. In addition, please also identify the nominated property on a county plat map and/or aerial photograph from your Farm Service Agency and attach it to this application. Attach additional sheets if necessary.



10. How much public road frontage exists on the nominated property? This would not include seasonal roads or private farm lanes, but would include public paved, dirt, gravel, etc. roads. (Check only one.)

- None Less than ¼ mile ¼ mile or more, but less than ½ mile
 ½ mile or more, but less than ¾ of a mile ¾ mile or more

11. Is the nominated property enrolled in any of the following programs?

- Private Forestry Act (Part 513 of NREPA)
 Commercial Forest Act (Part 512 of NREPTA)
 Hunter Access Program (Part 435 of NREPTA)

12. Is the nominated property currently enrolled in a PA 116, Farmland Development Rights Agreement (FDRA)?

No Some of the property Yes If yes, list the agreement number (s):

13. How close is the nominated property to a freeway interchange (exit or entrance), as Measured along a public road?

Less than 1/4 mile 1/2/ mile or more, but less than 5 miles 5 mile or more

14. Are there any matching funds available to assist toward the purchase of the development rights? A private conservancy or local government may provide money toward the PDR purchase. A Landowner, willing to take less than the appraised value, would also be a match. Landowners who accept less than the appraised value need to identify the percentage of the development rights value they are willing to donate. The donation may result in an income tax benefit. Discuss this with your CPA or tax attorney to confirm your eligibility. **Applicant's offering to take less than the appraised value will be scored higher, must honor that offer at time of closing.** A letter must be included with the application confirming the matching funds or individual donation.

Are there any matching funds available?

No Yes If yes, check the source below and list the percentage amount offered \$ _____

Private Conservancy Local Government Landowner Other

Would you like to donate your development rights? Yes No

15. Is the nominated property adjacent to or does it possess any of the following?

- | | |
|---|--|
| <input type="checkbox"/> river | <input type="checkbox"/> scenic views |
| <input type="checkbox"/> stream | <input type="checkbox"/> other feature that would attract development
please specify: |
| <input type="checkbox"/> lake | _____ |
| <input type="checkbox"/> significant wetlands | _____ |

CERTIFICATION

PLEASE NOTE: All individuals who own an interesting the nominated property, including the Land Contract Seller, must sign below or on an additional sheet, if necessary, for the Committee to Consider this application.

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

Signature

Date

Signature

Date

**PART - 2
MACOMB AGRICULTURAL
PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE**

FOR OFFICIAL USE ONLY
Application Number

**PART 2 – MACOMB CONSERVATION DISTRICT INFORMATION
FOR PURCHASE OF DEVELOPMENT RIGHTS (PDR) APPLICATION**

APPLICATION DEADLINE: _____

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

PROPERTY INFORMATION

2. County Where Nominated Property Is Located	Township:
Town, Range and Section Number (s)	
Tax Parcel Number (s) of Nominated Property	
Total Number of Acres Nominated	Total Number of Nominated Acres Currently in Agriculture

MACOMB CONSERVATION DISTRICT: *Please clearly print or type all information*

3. Total number of acres nominated in Number 3 of Part 1: Landowners Information:	_____
4. Total number of nominated acres devoted to agricultural use:	_____
Verify number of acres from Number 4 of Part 1: Landowner's Information, With the definition on the next page.	_____
5. Percent of nominated acres devoted to agricultural use: (Number 4 divided by Number 3 from above)	_____ %
6. Total number of nominated acres considered prime and / or unique: (Reference the definition on the next page)	_____
7. Percent of nominated acres considered prime and / or unique: (Number 6 divided by Number 3 from above)	_____ %

CERTIFICATION

I hereby certify that the statements made above are a true and accurate representation of the facts regarding the nominated property.

Printed Name

Phone Number

Signature of Agent of Representative

Date

AGRICULTURAL USE DEFINITION

- (a) "Agricultural use" means substantially underdeveloped land devoted to the production of plants and animals useful to humans, including forages and sod crops; grains, feed crops, and field crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing of cattle, swine, captive cervidae, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits; vegetables; Christmas trees; and other similar uses and activities. The management and harvesting of a woodlot is not an agricultural use under this act. NOTE: Land enrolled in a federal acreage set aside program or a federal conservation reserve program can be considered as an agricultural use for purposes under this act.

PRIME OR UNIQUE LAND DEFINITION

The definition of prime, unique, or other productive soil, as defined in Section 1540 © (1) (A) of the Farmland Protection Act of 1980, as amended, 7 U.S.C. 4201 et seq., is as follows:

- (a) Prime farmland is land that has the best combination of physical and chemical characteristics for Producing food, feed, fiber, forage, oilseed, and other agricultural crops with minimum inputs of fuel, fertilizer, pesticides, and labor, and without intolerable soil erosion, as determined by the Secretary. Prime farmland includes land that possesses the above characteristics but is being used currently to produce livestock and timber. It does not include land already in or committed to urban development or water storage;
- (b) Unique farmland is specific to each county and will be defined by the Soil Conservation District Agent.

**PART - 3
MACOMB AGRICULTURAL
PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE**

FOR OFFICIAL USE ONLY
Application Number

PART - 3: LOCAL GOVERNMENT INFORMATION
APPLICATION DEADLINE: _____

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

PROPERTY INFORMATION

2. County Where Nominated Property Is Located	Township:
Town, Range and Section Number (s)	
Tax Parcel Number (s) of Nominated Property	
Total Number of Acres Nominated	Total Number of Nominated Acres Currently in Agriculture

The Township clerk must complete this part of the Application.

TOWNSHIP CLERK: *Please clearly print or type all information.*

<p>3. Master plan status (<i>Check only one box</i>)</p> <p><input type="checkbox"/> The nominated property is designated for agricultural use in the master plan and the master plan is 10 years old or less.</p> <p><input type="checkbox"/> The nominated property is designated for agricultural use in the master plan, but the master plan is more than 10 years old.</p> <p><input type="checkbox"/> The nominated property is not designated for agricultural use in the master plan.</p>
<p>4. Is the nominated property zoned for agricultural use? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>5. Based on the current zoning: What is the minimum lot size in township?</p> <p>_____</p>

