

Clean Ohio Local Agricultural Easement Purchase Program

2018 Policies and Guidelines for Landowner Application Through Certified and Funded Local Sponsor

Ohio Department of Agriculture (ODA)
Office of Farmland Preservation

The Ohio Department of Agriculture's Office of Farmland Preservation anticipates distributing \$8.56 million in this round of the Clean Ohio Local Agricultural Easement Purchase Program (LAEPP). The funds will be used to purchase agricultural easements from Ohio farmland owners.

In addition to reading through the following 2018 Policies which are listed below, please review the following documents and share them with the farmland owner:

- Sample Deed of Agricultural Easement
- Sample Purchase Agreement
- Site Visit Form

Complete Application – Any application may be deemed incomplete and ineligible for funding if all required information and attachments are not submitted with the application as required by the Local Sponsor. Data must be accurate as of the day of electronic application submission. If changes occur, contact the Local Sponsor.

Note to Local Sponsors: Top-ranking applications submitted for approval for funding must include all required attachments and signatures as of the closing date of the Local Sponsor's landowner application period.

Farm – An application must consist of parcel(s) held by the same legal interest. Each applicant farm must be a minimum of 40 acres unless the land is located adjacent to property with an agricultural easement or is adjacent to **permanently protected** land compatible with agriculture, including natural resource, open space, or forested land protected by conservation easements, as well as wetlands, public parks, open spaces, forests, airports, military bases, wildlife areas, natural preserves, prison farms, historic or archaeological sites, conservancy parks, reservoirs, water wellfields, battlefields, flood pools and other normally undevelopable waterbodies, publicly-owned agricultural research lands, and water wellhead protection areas. In this case, the land may be a minimum of 25 acres. All contiguous parcels owned by the same legal interest must be submitted; no contiguous parcels under the same ownership can be withheld from the application. See OAC § 901-2-01 (M) for "contiguous parcels" definition.

Eligibility and Scoring Criteria – An application property's enrollment in all eligibility criteria (e.g., "Agricultural District" § 929 of ORC, "Current Agricultural Use Valuation (CAUV)" § 5713.30 of ORC) must be in place by the application deadline as set by the Local Sponsor. Furthermore, an application property's enrollment,

designation, or other submitted data within the application (e.g., “Agricultural Security Area (ASA)” § 931 of ORC, ODA Century Farm, Historical Designation) must also be in place and documented accurately as of the closing date of the Local Sponsor’s landowner application period.

No Subdividing Policy – All parcels that make up an application will be bound together by one permanent agricultural easement. In the future, if the land under easement is sold or transferred, all parcels must be conveyed as one unit and cannot be sold or transferred separately. The purpose of this policy is to preserve entire farms.

Farmstead/Homestead Policy – ODA’s farmstead policy permits one homestead to be reserved if no housing currently exists on the applicant property. The reservation allows for one-single family home to be built in the future. If housing exists on the property at the time of application, then no additional residences may be built. Any future or existing house on the preserved farm may not be subdivided from the farm. The purpose of this policy is to promote farm families living on the land they work.

Conservation Plan Policy – If selected for funding, a farm must have a Conservation Plan in place before the Deed of Agricultural Easement is finalized. Conservation Plans can be prepared in consultation with the United States Department of Agriculture-Natural Resources Conservation Service (NRCS) or the local Soil and Water Conservation District in which the property is located.

Forest Management Plan Policy – If selected for funding, a farm that contains 40 contiguous acres of forest or if 20% of the applicant property is forestland, then a written Forest Management must be in place before the Deed of Agricultural Easement is finalized.

Large or Small Farm Exception Policy – A large or small farm exception allows the landowner to request one of the following exceptions based on the farm value or the farm size.

Large Farm Exception: If an exception is granted, the landowner has the option to submit one or both halves of the farm as individual applications.

- Large Farm **Size** Exception: Farms comprised of no less than 400 acres may request the one-time option to apply the farm in two applications of approximately equal size.
- Large Farm **Value** Exception: If the applicant farm's points-based appraisal is greater than \$1 million, the landowner may request the one-time option to apply the farm in two applications of approximately equal size.

Small Farm Exception: If an exception is granted by the Director, the landowner has the ability to submit a farm of 10-24 acres so long as it shares a substantial border with permanently protected land compatible with agriculture, including natural resource,

open space, or forested land protected by conservation easements, as well as wetlands, public parks, open spaces, forests, airports, military bases, wildlife areas, natural preserves, prison farms, historic or archaeological sites, conservancy parks, reservoirs, well fields, battlefields, flood pools and other normally undevelopable waterbodies, publicly-owned agricultural research lands, and well heads.

The Director of ODA, at his discretion, shall determine whether to grant these exceptions. The Director's approval must be obtained prior to the submission of an application during the Local Sponsor's landowner application period and a copy of such approval shall be submitted with the other required attachments to the application.

To request a Large or Small Farm Exception, write to the Director of ODA in the care of the Office of Farmland Preservation. The letter may be submitted through mail (please address the letter to the Office of Farmland Preservation) or email (farmlandpres@agri.ohio.gov). The Local Sponsor conducting the local application process should be copied on the letter. The letter should indicate which exception is requested (Large (size or value) or Small), and include aerial or topographic maps distinguishing the property and associated parcel numbers.

Title Costs – If selected for funding, the Local Sponsor (on behalf of ODA) may initiate a title examination and purchase title insurance. The costs incurred for these services – along with escrow, closing, and recording services – will be deducted from the agricultural easement purchase payment at closing.

Funding Caps – The maximum dollar amount per acre is set at \$2,000 and the total dollar amount per farm is set at \$500,000. No individual may sell more than one easement in this round of funding. The Director also reserves the right to adopt additional guidelines according to OAC § 901-2-05 (D).

Multi-County Farm – If a landowner requests to apply a farm that is located within more than one county, the landowner must apply under the county with the majority of the farm's acreage. This majority-acreage (primary) county must be a part of the Local Sponsor's landowner application area. The applicant must answer landowner application questions based on the majority-acreage county. A multi-county farm will have a deed and Present Condition Report recorded in each county in which the applicant property is located. Note: Under the LAEPP, only one Local Sponsor may co-hold an easement with ODA.

The following additional steps for a multi-county farm need to be addressed before the farm is selected for funding:

- Local Sponsors that are political subdivisions: Obtain your own organization's resolution (per Attachment A) as well as resolutions supporting the agricultural easement from all other townships and counties in which the farm sits. (Example: Smith County SWCD is the Local Sponsor, submitting an application for a farm that sits in both Smith County (Roberts Township) and Jones County

(Wilson Township). They must attach 1) Smith SWCD resolution, 2) Jones County resolution, and 3) Wilson Township resolution).

- Local Sponsors that are charitable organizations: Obtain resolutions supporting the agricultural easement from all counties and townships in which the farm sits (per Attachment H), along with your own organizational resolution (per Attachment A). (Example: Able Land Trust is the Local Sponsor, submitting an application for a farm that sits in both Smith County (Roberts Township) and Jones County (Wilson Township). They must attach 1) Able Land Trust resolution, 2) Smith County resolution, 3) Roberts Township resolution, 4) Jones County resolution, and 5) Wilson Township resolution)

Note: Only one Local Sponsor may co-hold an easement with ODA and be named on the Deed. Therefore, Resolutions from minority-acreage (secondary) entities must include a reference that the funded Local Sponsor will be holding the easement with ODA.

11-28-2017

Blank Application



LAEPP Landowner Application

Farmland Preservation Advocates:

Welcome and thank you for your interest and participation in the Clean Ohio Local Agricultural Easement Purchase Program (LAEPP). Established in 2002, this program was created within Ohio Revised Code (ORC) 901.21 and described in ORC 901.22. Its goal is to preserve Ohio's most productive and viable blocks of farmland for future generations.

Landowner Applications are to be completed and submitted by Certified Local Sponsors. For more information about this application and our program, visit us on the web at www.agri.ohio.gov/farmland (<http://www.agri.ohio.gov/farmland>) or contact the Office of Farmland Preservation at farmlandpres@agri.ohio.gov (<mailto:farmlandpres@agri.ohio.gov>) or (614) 728-6210.

Please enter a "Friendly" name for this application: 

Choose SWCD Rep 1*

Choose SWCD Rep 2

*Per OAC 901-2-04, LAEPP landowner applications request information about conservation plans and soils of the applicant property that must be approved by a Soil and Water Conservation District (SWCD) or Natural Resources Conservation Service (NRCS) representative. Please select the individual from the drop down that will be completing this information for your application. If more than one individual will be inputting the information, select one as "SWCD Rep 1," and the other as "SWCD Rep 2." If you do not see your SWCD/NRCS representative(s) listed, make sure they have registered for a LAEPP landowner application account.

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Total Score For Step 0 : 0 pts.

Landowner Information

Create Farm ID

This Step provides the Ohio Department of Agriculture (ODA) with general information about the applicant property and main landowner contact.

Note about Steps menu (left-hand side):

- Steps that do not award points will display as "Step #: Step Name (0 points)"
- Local Sponsors and SWCD/NRCS Representatives must complete application steps sequentially (Step 1, then Step 2, etc.).

Last Name of Landowner Main Contact:

First Name of Landowner Main Contact:

Relationship to Landowner:

Landowner's Home Address

City

State

Zip Code

Telephone:

Type

Farm Physical Address

City

State

Zip Code

If a landowner requests to apply a farm that is located within more than one county, the landowner must apply under the county with the majority of the farm's acreage. This majority-acreage county (Primary) must be a part of the Local Sponsor's landowner application area. The applicant must answer landowner application questions based on the majority-acreage county.

Note: Under the LAEPP, only one Local Sponsor may co-hold an easement with ODA.

Primary County

Secondary County 1

Secondary County 2

Township 1

Township 2

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Total Score For Step 1 : 0 pts.

Eligibility - Required Background Information

The following requirements must be met in order to be eligible to apply for the LAEPP. More information can be found in the Policies and Guidelines (<http://agri.ohio.gov/divs/FarmLand/docs/LAEPP%20-%20Policies%20and%20Guidelines.pdf>) document.

Is the land currently enrolled in CAUV in the County Auditor's office? 

Is the land enrolled in the Agricultural District Program with the county auditor? 

If this application covers more than one parcel, are the parcels contiguous per Ohio Administrative Code 901-2-01 (GG)?

(Answering Not Applicable indicates farm is one parcel)

Is the farm at least 40 acres in size, or, if less than 40 acres

- Farm is at least 25 acres and is adjacent to farmland already held under a permanent agricultural easement; or
- Farm is at least 25 acres adjacent to protected land compatible with agriculture (see list of acceptable compatible lands in the Policies and Guidelines); or
- Farm has applied and been approved for a small farm exception?

Does the Local Sponsor have the financial ability to monitor this land for compliance with the terms of the Deed of Agricultural Easement?

Is the applicant property engaged in any nonagricultural commercial activities?

"Industrial and commercial activities" are prohibited and "Customary Rural Enterprises" are accepted uses; see the Draft Deed of Agricultural Easement.

Is the farm entirely located within one county?

If a farm is located within two or more counties, please refer to the "Multi-County Farm Policy" in the Policies and Guidelines.

Is the entire farm, including the homestead, included in this application?

(No portion of the applicant farm, including the homestead, may be omitted from the application.)

Are all parcels in this application owned by the same legal entity?

Does landowner acknowledge that if selected for easement purchase, that all parcels that make up the application will be bound together by one agricultural easement, and that when sold or transferred in the future, all parcels must be conveyed as one unit (including homesteads)?

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Total Score For Step 2 : 0 pts.

Condition of Use Agreement:

Ohio Department of Agriculture, Office of Farmland Preservation
Copyright Issues and Notification
CONDITIONS OF USE

PLEASE READ THESE TERMS OF USE CAREFULLY BEFORE USING THIS SITE.

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- II. [ELECTRONIC COMMUNICATIONS \(http://agri.ohio.gov/AEPP/Agreement.html#Electronic%20Communications\)](http://agri.ohio.gov/AEPP/Agreement.html#Electronic%20Communications)
- III. [RESTRICTIONS ON USE OF MATERIALS \(http://agri.ohio.gov/AEPP/Agreement.html#Restrictions%20on%20Use%20of%20Materials\)](http://agri.ohio.gov/AEPP/Agreement.html#Restrictions%20on%20Use%20of%20Materials)
- IV. [JURISDICTIONAL ISSUES AND GOVERNING LAWS \(http://agri.ohio.gov/AEPP/Agreement.html#Jurisdiction%20Issues%20&%20Governing%20Laws\)](http://agri.ohio.gov/AEPP/Agreement.html#Jurisdiction%20Issues%20&%20Governing%20Laws)
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- VII. [LIMITATION ON LIABILITY \(http://agri.ohio.gov/AEPP/Agreement.html#Limitation%20on%20Liability\)](http://agri.ohio.gov/AEPP/Agreement.html#Limitation%20on%20Liability)

The user of this web site and the materials contained herein assents to these terms and conditions by accessing, browsing, or otherwise using this web site and by clicking on the "I Agree" icon at the end of this Notification.

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Please review our Privacy Policy (<http://www.agri.ohio.gov/Policies.aspx?pol=PrivStatement.htm> (<http://www.agri.ohio.gov/Policies.aspx?pol=PrivStatement.htm>)), which also governs your visit to the Web site of Ohio Department of Agriculture, to understand our practices.

II. ELECTRONIC COMMUNICATIONS

When you visit the Web site of the Office of Farmland Preservation, Ohio Department of Agriculture (hereinafter "ODA"), or send e-mails to us, you are communicating with us electronically. You consent to receive communications from us electronically. We will communicate with you by e-mail or by posting notices on this site. You agree that any agreements, notices, disclosures, and other communications that we provide to you electronically may satisfy any legal requirement that such communications be in writing.

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(A) Jurisdiction. Unless otherwise specified, the materials in the site are presented solely for the purpose of promoting programs, applications, and other products available in the United States, its territories, possessions, and protectorates. This site is controlled and operated by ODA from its offices within the State of Ohio, United States of America. State and ODA make no representation that materials in the site are appropriate or available for use in other locations. Those who choose to access this site from other locations do so on their own initiative and are responsible for compliance with local laws, if and to the extent local laws are applicable.

(B) Governing Laws. This agreement shall be governed by and construed in accordance with the laws of State, without giving effect to any principles of conflicts of law. If any provision of this agreement shall be unlawful, void, or for any reason unenforceable, then that provision shall be deemed severable from this agreement and shall not affect the validity and enforceability of any remaining provisions. This is the entire agreement between the parties relating to the subject matter herein and shall not be modified except in writing, signed by both parties.

V. TERMINATION

This agreement is effective until terminated by either party. You may terminate this agreement at any time by destroying all materials obtained from any and all ODA site(s) and all related documentation and all copies and installations thereof, whether made under the terms of this agreement or otherwise. This agreement will terminate immediately without notice from ODA if in sole discretion you fail to comply with any term or provision of this agreement. Upon termination, you must destroy all materials obtained from this site and any and all other ODA or State site(s) and all copies thereof, whether made under the terms of this agreement or otherwise.

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VII. LIMITATION ON LIABILITY

(A) Damages. Under no circumstances, including, but not limited to, negligence, shall ODA or State be liable for any special or consequential damages that result from the use of, or the inability to use, the materials in this site, even if ODA or an ODA authorized representative has been advised of the possibility of such damages. Applicable law may not allow the limitation or exclusion of liability or incidental or consequential damages, so the above limitation or exclusion may not apply to you. In no event shall ODA's total liability to you for all damages, losses, and causes of action, whether in contract, tort (including, but not limited to, negligence), or otherwise, exceed the amount paid by you, if any, for accessing this site.

(B) Indemnification. You agree to indemnify, defend and hold harmless State or ODA, its directors, employees, consultants and agents from any and all liability, loss, claim or expense (including reasonable attorney's fees) related to your violation of this agreement, or your infringement, or infringement by any other user, or any intellectual property or other right of any person or entity. These Conditions of Use will inure to the benefit of ODA's successors.

I (local sponsor) have read and understand the terms outlined in this Conditions of Use Agreement. I agree to abide by the conditions stated in the above agreement. I further agree that I am legally able to make this agreement and accept the terms and conditions outlined in the agreement as written and in its entirety.

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Total Score For Step 3 : 0 pts.

Type of Ownership

How is the ownership of the property organized? Complete appropriate box below depending on the existing structure of ownership for the applicant property.


Ownership Type:


If Individual, list owner(s):

If Joint, list title holders:

If Corporate, Trust, or Partnership, the entity's name:

If Other type of ownership structure, describe:

For Corporations, Trusts, or Partnerships - who are the designated authorized representatives to sign on behalf of the entity? 

Does anyone with an ownership interest in this application property also have an ownership interest in another property applying for this LAEPP funding round? 

If the answer to the above question is "Yes," identify the other property(ies) that are applying for this LAEPP funding round:


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Total Score For Step 4 : 0 pts.

Title Holders

Name and Contact Information for all Titleholders

Now that ownership type has been completed, please provide the names and contact information for all titleholders (i.e., husband and wife, each trustee, each partner, etc.)

Names entered in this step will populate on the Signatures/Certifications page. 

Landowner	Full Name	Mailing Address (incl. City/State/Zip)
Landowner 1	<input type="text"/>	<input type="text"/>
Landowner 2	<input type="text"/>	<input type="text"/>
Landowner 3	<input type="text"/>	<input type="text"/>
Landowner 4	<input type="text"/>	<input type="text"/>
Landowner 5	<input type="text"/>	<input type="text"/>
Landowner 6	<input type="text"/>	<input type="text"/>

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Total Score For Step 5 : 0 pts.

Total Score For Step 6 : 0 pts.

Farmland Usage

Agricultural Activities/Type of Farm

Please indicate below how the applicant farm is utilized. Also note amount of wooded acreage, and if the farm has an existing Forest Management Plan.

Livestock:

Grain:

Type: Number:

Type: Acres:

Type: Number:

Type: Acres:

Type: Number:

Type: Acres:

Type: Number:

Type: Acres:

Woodlot/Forested

Does the farm have a forest management plan? 

Acres:

Pasture Acres:

Homestead Acres:

Nursery Acres:

Fruit Acres:

Vegetables Acres:

Aquaculture

Quantity:

Christmas Tree

Acres:

Tobacco Acres:

Greenhouse Acres:

CRP/Stream Buffer Acres:

Other Acres:

Description of Other Acres:

Other Acres:

Description of Other Acres:

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Total Score For Step 7 : 0 pts.

Third Party Interests

Mortgages, Liens and Likelihood of Conversion

Is the property currently involved in an estate dispute?

Has the owner of record recently filed for:

Is there currently a mortgage(s) or lien(s) on the property? 

Is there a court judgment by the State of Ohio, or any agency thereof, against any party with an ownership interest in this LAEPP application property?

Mortgage/Lien Holder 1 Name:

Mortgage/Lien Holder 2 Name:

Contact Person:

Contact Person:

Mortgage/Lien Holder Address:

Mortgage/Lien Holder Address:

Mortgage/Lien Holder Telephone:

Mortgage/Lien Holder Telephone:

Parcel Number(s) with Lien:

Parcel Number(s) with Lien:

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Total Score For Step 8 : 0 pts.

Existing Restrictions

Covenants, Easements, and Homesteads


Note any existing restrictive covenants, leases, or easements on the applicant property.

Has the applicant property ever had a surface mining lease?

Is the applicant property participating in the permanent easement program of the Wetland Reserve Program? 


If yes, how many acres are associated with the Wetland Reserve Program easement?


If yes, which County is the Wetland Reserve Program easement?

Does the applicant property have a permanent Conservation Easement already applied to part of the property? 

If yes, how many acres are associated with the Conservation easement?

If yes, which County is the Conservation easement?

Does the applicant property have a utility easement? 

Is the landowner aware of any past or present oil/gas leases on the applicant property? 

Does the landowner have any existing homes/residences on the application property? 



If yes, how many homes currently exist on the applicant property? 


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Total Score For Step 9 : 0 pts.

Proximity

Max Points: 15

The highest ranking is given to farmland that is located near other protected areas, which ensures a better chance of long term agricultural viability.  

Part A: The Applicant Farm's physical location relative to other agricultural, natural resource, open space, or forested land permanently protected by an agricultural or conservation easement. List each easement-protected property individually. If none please fill in "None" in Property Type.(Maximum Points = 7.5) 

Property Type 1	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 2	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 3	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 4	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>


Property Type 5	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 6	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 7	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 8	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Total Acre Equivalent	Total Acreage Factor	Weighted Multiplier	Points for Part A
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Part B: The Applicant Farm's physical location relative to other non-easement protected land compatible with agriculture. List each non-easement protected land individually. If none please fill in "None" in Property Type.(Maximum Points = 2.5) 

Property Type 1	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 2	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 3	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 4	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 5	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>


Property Type 6	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 7	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 8	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Total Acre Equivalent	Total Acreage Factor	Weighted Multiplier	Points for Part B
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Part C: The Applicant Farm's proximity to two or more adjacent farms, including the applicant farm, that are applying in this funding round to sell an agricultural easement.

List each farm individually and list only farms that have also been submitted electronically. 

Property Type 1	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 2	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 3	Acres	Proximity in Feet
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Type 4

Acres

Proximity in Feet

Property Type 5

Acres

Proximity in Feet

Property Type 6

Acres

Proximity in Feet

Property Type 7

Acres

Proximity in Feet

Property Type 8

Acres


Proximity in Feet

Total Acre Equivalent

Total Acreage Factor

Weighted Multiplier

Points for Part C

Part D: Single Larger Farm - A single larger farm consisting of 100 acres or more applying to sell an agricultural easement, without any neighbors applying, can receive points under this section because larger farms contribute to a community's farmland preservation efforts. (Maximum Points cannot exceed 5.0) 

Points for Part A

Points for Part B

Points for Part C or D


Ttl Pts for Proximity

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Total Score For Step 10 : 0 pts.

Development Pressure

Max Points: 15

Sewer, Water, Roads - The highest ranking farms are faced with intermediate development pressure. 


Q1) Sewer Access: Select the one item which indicates the applicant property's proximity to nearest publicly available sewer line from the nearest public road frontage boundary of the property using public roadway distance.

Maximum Points = 5.0

Q2) Water Access: Select the one item which indicates the applicant property's proximity to nearest publicly available water line from the nearest public frontage boundary of the property using public roadway distance. (*Maximum Points = 3.0*)

Q3) Freeway Interchange: Select the one item which indicates the applicant property's proximity to any freeway interchange listed on the most current available form of the Ohio Department of Transportation's official statewide highway map at www.dot.state.oh.us/maps/Pages/default.aspx (<http://www.dot.state.oh.us/maps/Pages/default.aspx>) or other electronic map, to be measured by public roadway distance from the nearest road frontage boundary of the farm property.

(Maximum Points = 2.0)

Q4) Roadway frontage: Public Road Frontage on the applicant farm. (*Maximum Points = 3.0*) 

Q5) How many homes exist within a one-half mile perimeter of the farm boundary?

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Total Score For Step 11 : 0 pts.

Other Factors

Standard

Max Points: 29. The highest ranking is given to those other factors that can influence local efforts to preserve farmland including: population growth historic designation, enrollment in an Agricultural Security Area (ASA), historic designation, level of farm and county production, bargain sales of agricultural easements, and established dedication of landowner to keeping land in agriculture.

Q1) Primary County's location in relation to nearest Metropolitan Statistical Area (MSA). Refers to the MSA Map and MSA Listing as defined by the Federal Government. Point value is pre-determined by Primary County. Use this chart (http://agri.ohio.gov/LAEPPEApplication/Docs/County_MSA_EasementPoints.pdf) to find your Primary County and points for this question (Maximum Points = 3)

Is the farm:

Located within the largest MSA County (0 points)

Located in an MSA County, but not the largest MSA County (3 points)


Not in an MSA County, but Primary County is adjacent to an MSA County (1.5 points)

Not in an MSA County, and the county is not adjacent to an MSA County (0 points)

Q2) ASA: Is the farm enrolled in an Agricultural Security Area (ASA)? (Attachment Required)

Q3) Historical Designation: Is the applicant farm or any part of the farm, including the homestead or buildings, listed on the National Register as an historic or archaeological site; documented on the Ohio Historic Inventory; or has the farm been accepted by ODA as a Century or Bicentennial Farm? (Attachment required, Maximum Points = 5.0)

Q4) Higher Local Match: Does the applicant farm have higher than the required 25% Local Match? (Maximum Points = 12)

Q5) Repeat Applications: Has the landowner submitted this farm in any previous LAEPP funding round without declining a full ODA offer in the last funding round? 

Q6) Recent Land Use Conversion: Within the last three years, has the landowner sold or conveyed in fee simple any portion of the applicant farm wherein the resulting land use is non-agricultural? 

Q7) Existing Easements in Primary County: How many LAEPP/AEPP Easements (or pending easements) are located in the applicant farm's county (primary county)? Point value is pre-determined for this question. Use this chart (http://agri.ohio.gov/LAEPPEApplication/Docs/County_MSA_EasementPoints.pdf) to find your Primary County and its corresponding selection for this question.

0 farms = 3 points

1-3 farms = 1 point

4 or more farms = 0 points


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Total Score For Step 12 : 0 pts.

Local Government Support and Comprehensive Planning

Max Points: 16

Signature/Certification by County or Municipal Planner or Engineer required on hard copy applications. The highest ranking is given to farmland that the local government has designated for protection through planning, zoning, and other efforts, and has already taken some steps to protect this farmland.

Note: After hitting the Save/Next Step button for this Step, Local Sponsor will be directed to the Conservation Plan Step, but that Step and the Soils Step must be completed by a SWCD/NRCS Representative. After completing current Step (Comprehensive Planning/Local Government Support), contact your SWCD/NRCS Representative to go in and complete the next two Steps. 

Q1) Has the local government adopted a comprehensive land use plan that was written or revised within the past ten years - or - is the farm located within an approved Watershed Balanced Growth Plan also approved by the applicant property's local government? (Maximum points = 3.0)

Q2) Is the applicant property located within a specific area designated for agricultural use by the comprehensive land use plan - or - is the applicant property located within a Priority Conservation Area (PCA) or Priority Agricultural Area (PAA) in an approved Watershed Balanced Growth Plan also approved by the applicant property's local government?

(Maximum Points = 5.0)

Q3) The applicant property's zoning type allows for no more than one house per:

(Maximum points = 4.0)

Q4) How much funding did the local government expend in the previous year for farmland preservation, including administration, planning, education, and/or purchase of agricultural easements?

Time invested by local SWCD or regional planning commission may be included if the work was approved and paid for by the local government and was specifically provided for farmland preservation purposes.

(Maximum points = 4.0)

If any of the above were answered, "Yes," then describe the expenditures and how the funds were spent:

County or Municipal Planner or Engineer

This individual will need to certify this section with their signature on the complete printed application

Full Name:

Title:

Organization:

Address (Street):

City:

State:

Zip:

County:

Telephone:


Email address:

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Total Score For Step 13 : 0 pts.

Conservation Plan

Max Points: 5

Certification by NRCS/SWCD Representative Required. The Conservation Plan documents the applicant farm's best land use practices. The highest ranking is given to farmland with established and implemented conservation plans. NRCS/SWCD representative must sign "Conservation Certification" on the completed application. 

Has the farmer or landowner implemented one of four types of conservation plans as defined/developed by the Natural Resources Conservation Service (NRCS) or the local Soil & Water Conservation District (SWCD)? Or, if the farm is an organic operation, has a conservation plan been approved by a qualified organization that is acceptable to the Director of ODA?

Select Conservation Plan type:

Conservation Plan's date of last revision (Enter the date as MM/DD/YYYY):

Conservation Plan Certification - This individual will need to certify this section with their signature on the completed application.

Full Name:

Title:

Organization:

Telephone:

Email:

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Total Score For Step 14 : 0 pts.

Soil Type Productivity

Max Points: 20

Certification by NRCS/SWCD Representative Required. The highest ranking is given to farmland with those soils designated as prime, unique, or locally important. Representative completing this section must certify with their signature on the completed application.

Points will be based on prime soil, unique, or locally important soils. A score between 0 and 20 will be calculated based on the completion of the Soils Worksheet below. All soils, **including the homestead**, should be listed.

Note to SWCD/NRCS Representative: After completing this Step, you will be directed to the next Step of the landowner application (Points-Based Appraisal), but you will be unable to edit the Step. After you complete this Soils Step and hit "Save/Next Step," you can log out and let your Local Sponsor Representative know that you have completed the SWCD/NRCS-required Steps.

Soil Information	# of Acres	Soil Designation	Weighted Score

Total Acres

Total Weighted Score

Ttl W. Score/Ttl Acres

Bonus Total

Grand Total

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Total Score For Step 15 : 0 pts.

Points Based Appraisal

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1. ODA Ag Easement Base (per acre)

1A. Market Value

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1B. CAUV

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1C. ODA Ag Easement Base (a - b)

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2. ODA Adjusted Land Value

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3. 1st Adjusted ODA Easement Value Calculation

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4. First Adjusted ODA Ag Easement Value

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5. ODA Total Score

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5A. Points Above "60"

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5B. ODA Ranking System Farmland Preservation Points

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6. 2nd Adjusted ODA Easement Value Calculation

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7. 2nd Adjusted ODA Ag Easement Value

--	--	--

8. Local Match/Donation

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9. Local Match/Donation Calculation

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10. Final Adjusted ODA Ag Easement Value

--	--	--

11. Total Amt Farm Acres

--	--	--

11A. Total Acres

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12. Purchase Price Of This Easement Per County

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12A. Total Purchase Price Of This Ag Easement

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Total Score For Step 16 : 0 pts.

Signatures

All parties are responsible for the information included within this application.

This printed out page **MUST** be signed by appropriate parties and submitted with the entire printout of the electronically submitted LAEPP application. Any inaccuracies or incompleteness regarding the application is grounds for the ODA to invalidate the application.

Landowner(s): All individuals who own an interest in the applicant farm, or are authorized to act on behalf of landowner(s), must be listed in the Title Holder section of this application and sign below in order for the State of Ohio to consider this application.

I/We verify and attest that the statements submitted in the application are a true and accurate representation of the facts regarding my/our farm. It is understood that my/our signature does not obligate sale of an Agricultural Easement on my/our farm, but simply permits the State to consider purchase of the Agricultural Easement. I/we also understand that all information surrounding my/our farm's involvement with the Clean Ohio Local Agricultural Easement Purchase Program will be made available as required under Ohio's Public Records law (i.e., Chapter 149 of the Ohio Revised Code). Further, to the best of my/our knowledge, no environmental hazards exist on the property and I/we affirm that I/we have been in substantial compliance with all federal, state and local agricultural laws for the past five years.

My signature below also represents that I understand and acknowledge the following key information below:

- My property may also be submitted to the Agricultural Conservation Easement Program (ACEP) through the United States Department of Agriculture, Natural Resources Conservation Service. Participation and assistance for additional information, etc. may be requested in a timely manner. This includes extinguishment of historic oil and gas leases, contracting for a professional appraisal according to USDA specifications, and the completion of USDA's forms.
More information available at: <http://www.nrcs.usda.gov/wps/portal/nrcs/main/oh/programs/easements/acep/>
(<http://www.nrcs.usda.gov/wps/portal/nrcs/main/oh/programs/easements/acep/>)
- I may be required to pay and arrange for a property survey;
- I will be responsible for clearing and/or subordinating all interests that limit the title of a property, which include but are not limited to mortgages, leases, liens, restrictions, or legal or equitable interests. I am responsible for all associated costs with these items and am responsible for ensuring that this occurs within a timely manner.
- I have read a recent sample Deed of Agricultural Easement and am aware of the Reserved Rights and Prohibited Uses/Restrictions that I would need to agree to in order to participate in the program and that the Deed of Agriculture Easement

is subject to change prior to closing;

- Subdividing of a protected property is prohibited within the deed restrictions regardless of the number of parcels included within the application. All parcels that make up the application property will be bound together by one permanent agricultural easement. In the future, if the land under easement is sold or transferred, all parcels must be conveyed as one unit and cannot be sold or transferred separately.
- One homestead may be reserved if no housing currently exists on the applicant property. This reservation allows for one-single family home to be built in the future. If housing exists on the property at the time of application, then no additional residences may be built;
- My property currently is and I will work so that it can continue to be a good showcase for the promotion of farmland preservation in Ohio;
- I am strongly encouraged by the Ohio Department of Agriculture to seek professional financial/tax advice as well as legal advice.
- This is not a comprehensive list of the program's requirements/expectations of the landowners, but references the most common concerns of past participants.

Title Holders:

Sponsor representative: I verify that to the best of my knowledge all information contained in this application is true and accurate, including the reported distances and other figures provided, and I am acting as the authorized representative of the local sponsor. As the Local Sponsor, I agree to have the organization/political subdivision named as the local holder of the deed of agricultural easement and share legal responsibility to monitor, supervise, and enforce the provisions of the easement.

Amanda Bennett / Signature & Title:
Ohio Department of
Agriculture

Date:

Conservation Certification: I certify that all information contained in the 'Conservation Plan' is true and accurate.

Soils Certification: I certify that all information contained in the Soils Worksheet, is true and accurate. I further verify that the soils map and soils legend are included as Attachment E and the content of Attachment E is also true and accurate.

County or Municipal Planner or Engineer: I certify that the Local Government Comprehensive Planning section and all reported distances within the application are accurate and complete.

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Total Score For Step 17 : 0 pts.

LAEPP Landowner Application

By clicking "Finish," your electronic application will be submitted to the Ohio Department of Agriculture. You have the ability to un-submit your applications by double-clicking the application on your dashboard and selected "pending" from the drop-down list.

Special Note: The printed application will contain a signature page for all required signatures that must be obtained prior to submitting a hardcopy application for funding consideration. Ensure that landowners read the Signature/Certification page in its entirety prior to signing the completed application.

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Total Score For Step 18 : 0 pts.

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