

# The Maryland Rural Legacy and CREP Easement Programs

The Points Based Method: The EVS  
Saving America's Farms and Farmland  
National Conference  
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## WHAT IS AN EVS?

**A method of awarding points to  
determine the value of a conservation  
easement**

**Developed as an alternative method to  
the standard two appraisal approach**

## WHY Use an EVS?

Values the resource qualities of the property and the easement conditions necessary to preserve them

Streamlines the easement acquisition process relative to traditional appraisal-based system

## Appraisal vs. EVS

### Appraisals:

- Delay
  - Procurement of two (2)
  - 3<sup>rd</sup> parties visiting property
- Expensive (\$7-10K per project)
- Cannot interpret conservation values
- Variability in values

### EVS:

- One Pre-approved form
- Free
- Filled out with landowner
- Directly reflects resources to be protected
- Tailored to locality

## The EVS Points

Awarded based on:

- **Physical and resource aspects of the property**
  - Size
  - Quality of Soils/Forest
  - Environmental Features
- **Permanent protections that landowner is willing to undertake**
  - Limiting residences
  - Stream buffers
  - Impervious surface limits

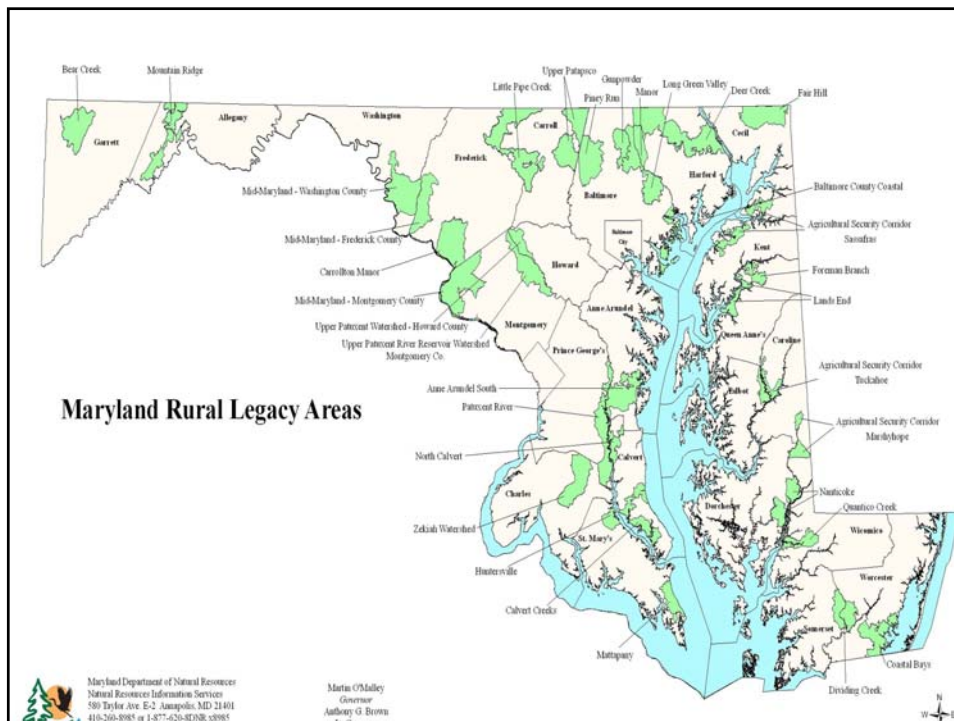
## Maryland State Programs that Use the EVS

**Rural Legacy Program**

**Permanent CREP Easement Program**

# Rural Legacy Program Overview

- Locally driven land preservation program
- Protects rural landscapes and the resource-based economies they support – farms, open space and forests.
- Promotes water quality through stream buffers and preserves wildlife habitat
- Seeks voluntary easement purchases





## CREP Easement Program

Stream-Side Conservation Easements  
Targeted to Clean Water and Habitat  
Protection

10-15 year federal CREP contract →  
**Perpetuity**

## The EVS Points

The Points are correlated with a monetary  
value

## Correlating Points to \$

### Value Must Reflect:

1. Resource qualities the easement is designed to protect; AND
2. Fair Market Values of properties in the Area:
  - Average MALPF or county purchase program activity
  - OR, absent the above, two Master Appraisals for the Area

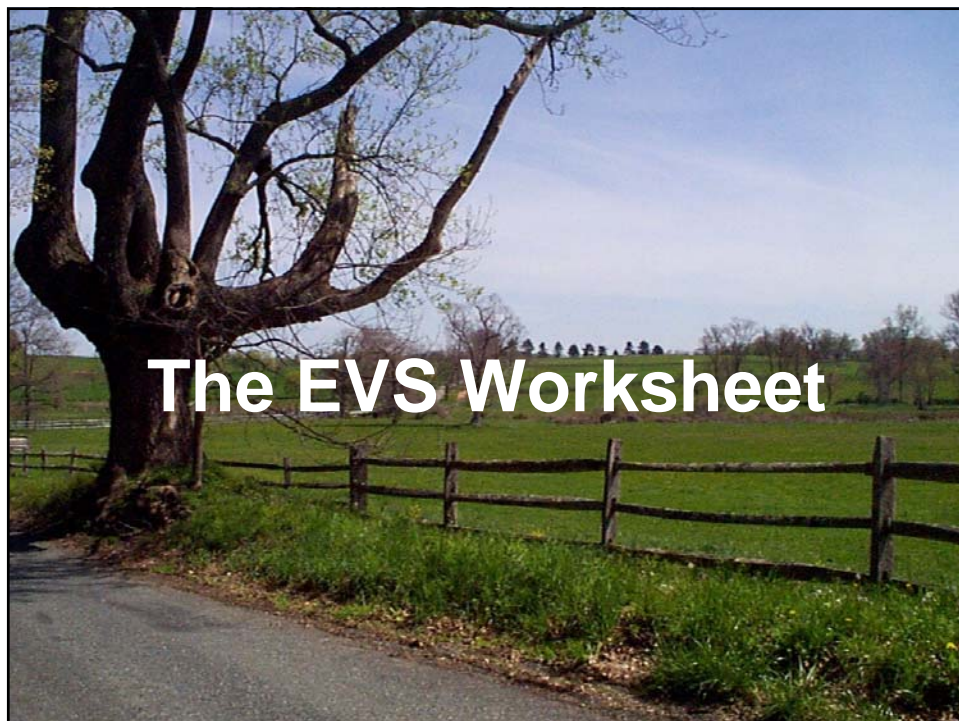
## Correlating Points to \$

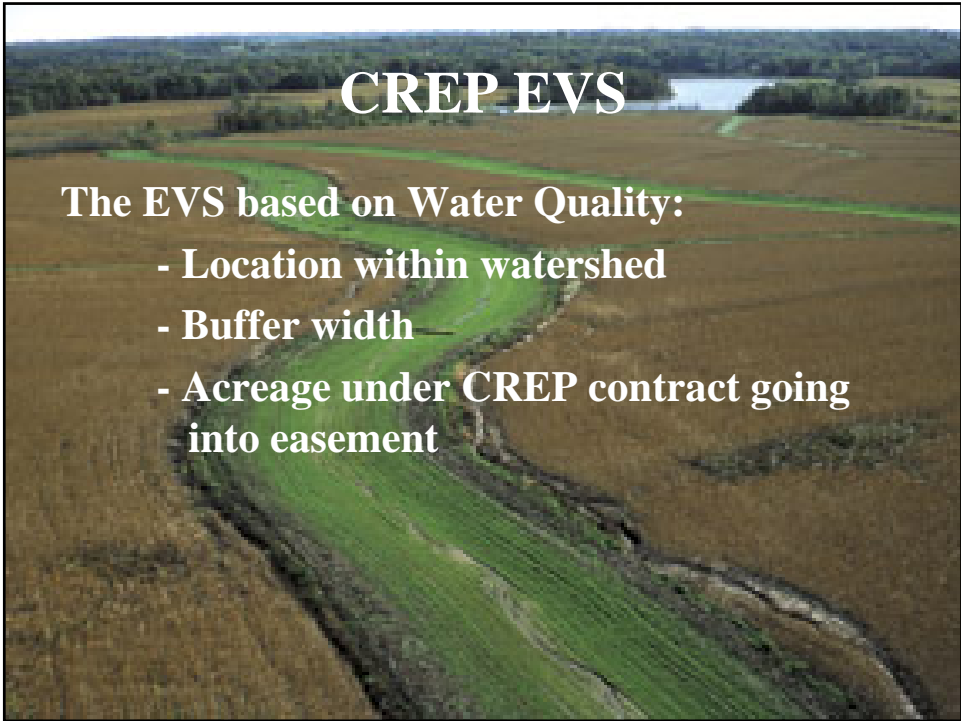
Value must relate to range of easement values paid by MALPF and other easement purchase programs in the Area

EVS formulas must be evaluated at least annually to ensure the formula is properly calibrated

## Calibrating Value Example

- MALPF Average FMV Price = \$10,000 in Baltimore County
- The RLA in Baltimore County Caps its EVS at 80% of MALPF FMV = \$8,000
- Thus, when points are totaled then multiply by 8





• CREP VALUATION FORMULA – WORKSHEET

Property Owner Name \_\_\_\_\_

**I. PROPERTY LOCATED IN TARGET AREA (Max 60 %)**

A. Property in Priority One Targeted County \_\_\_\_\_ (60%)

B. Property in Priority Two Targeted County \_\_\_\_\_ (40%)

**II. AVERAGE BUFFER WIDTH FOR RIPARIAN BUFFERS BASED ON NUTRIENT EFFICIENCY (Max 20 %)**

1. 35 feet \_\_\_\_\_ (0%)

2. 35-100 feet \_\_\_\_\_ (5%)

3. 100-250 feet \_\_\_\_\_ (10%)

4. 250+ feet \_\_\_\_\_ (20%)

**III. TOTAL CURRENT CREP CONTRACT ACRES (GOING INTO PERMANENT EASEMENT) (Max 20%)**

A. 0-5 acres \_\_\_\_\_ (0%)

B. 5 – 10 acres \_\_\_\_\_ (5%)

C. 10 – 20 acres \_\_\_\_\_ (10%)

D. 20 – 40 acres \_\_\_\_\_ (15%)

E. 40+ acres \_\_\_\_\_ (20%)

**TOTAL FORMULA Percentage** \_\_\_\_\_  
(Max 100 %)

Total Percentage \_\_\_\_\_ x \$ \_\_\_\_\_ (MALPF FAIR MARKET VALUE PER ACRE in County\*) = \_\_\_\_\_

x .60 (60%) CAP = \_\_\_\_\_ Per acre price.

x number of acres \_\_\_\_\_ = Total value \$ \_\_\_\_\_

\*Information received from Department of General Services



## The CREP EVS

### I. PROPERTY LOCATED IN TARGET AREA (Max 60 %)

A. Property in Targeted Level 1 County

\_\_\_\_\_ (60%)

B. Property in Targeted Level 2 County

\_\_\_\_\_ (40%)

## The CREP EVS

### II. AVERAGE BUFFER WIDTH FOR RIPARIAN BUFFERS BASED ON NUTRIENT EFFICIENCY (Max 20 %)

- |                 |       |       |
|-----------------|-------|-------|
| 1. 35 feet      | _____ | (0%)  |
| 2. 36-100 feet  | _____ | (5%)  |
| 3. 101-250 feet | _____ | (10%) |
| 4. 251+ feet    | _____ | (20%) |

## The CREP EVS

### III. TOTAL CURRENT CREP CONTRACT ACRES (GOING INTO PERMANENT EASEMENT) (Max 20%)

A. 0 -5 acres	_____	
		(0%)
B. 6 – 10 acres	_____	
		(5%)
C. 11 – 20 acres	_____	
		(10%)
D. 21 – 40 acres	_____	
		(15%)
E. 41+ acres	_____	
		(20%)

## The CREP EVS

TOTAL FORMULA Percentage \_\_\_\_\_  
(Max 100 %)

Total Percentage \_\_\_\_\_ x  
 \$ \_\_\_\_\_ (MALPF FAIR MARKET VALUE  
 PER ACRE in County) = \_\_\_\_\_

x .60 (60%) CAP = \_\_\_\_\_ Per acre price.

x number of acres \_\_\_\_\_ =

Total value \$ \_\_\_\_\_

## Rural Legacy EVS

- Tailored for specific RLA;
- Geared for the Protection of Priorities of the RLA;
- Appropriate Value for that Region;
- Gives landowners incentives for protection of certain resources;
- Encourages landowners to minimize development and increase appropriate BMPs

## The RL Model EVS

### I. Development Potential/Property Location (max 325 pts)\_\_\_\_\_

#### Potential Lots - Sub-Division (s)

First Potential Lot = 85 points  
Each Additional Potential Lot = 30 points

total points = \_\_\_\_\_

#### Location of Property

Adjacent to Easement Block= 85 points  
Key location in relation to Green Infrastructure= 30 points

total points= \_\_\_\_\_

# RL Model EVS

## II. Land Features, Management, and Working Resource Values

(max 350 pts) \_\_\_\_\_

1. **Size** \_\_\_\_\_ acres x .5 = \_\_\_\_\_pts.

### 2. Soils

Acres of Productive Crop/Pasture\_ x .75 = \_pts

Acres of Productive Woodland \_\_ x .25= \_\_pts

total \_\_\_\_\_ pts

## EVS (working resources *cont'd*)

### 3. Contribution to Resource Based Economy

#### Crop and Animal Production

Extent \_\_\_\_\_ <50% of site in production 25 pts

\_\_\_\_\_ >50% of site in production 75 pts

Infrastructure \_\_\_\_\_ moderate 25 pts

\_\_\_\_\_ high 75 pts

#### Woodland Production

Extent \_\_\_\_\_ 20-50 acres commercial woodland 25 pts

\_\_\_\_\_ > 50 acres commercial woodland 50 pts

Quality \_\_\_\_\_ Low 25 pts

\_\_\_\_\_ High 50 pts

## The RL Model EVS

### III. Natural Resources Characteristics (Max 225 pts) \_\_\_\_\_

#### Streams Present

Streams without existing forested buffer

\_\_\_\_\_ ft. x .1 = \_\_\_\_\_

(100 ft. min. vegetative buffer required)

Streams with established forested buffer

\_\_\_\_\_ ft x .5 = \_\_\_\_\_

(minimum of 100 foot forested buffer)

Wetland \_\_\_\_\_ acres x 1 = \_\_\_\_\_

## The RL Model EVS

### Additional Protection Options (Max 100 pts) \_\_\_\_\_

#### Wildlife Habitat Protected

\_\_\_\_\_ acres x 1 = \_\_\_\_\_

#### Additional Stream Buffers Created

(beyond 100 foot minimum)

\_\_\_\_\_ feet of vegetative buffer x .1 = \_\_\_\_\_

\_\_\_\_\_ feet of forested buffer x .5 = \_\_\_\_\_

Prohibition of livestock from all streams, approved stream crossings will be allowed

\_\_\_\_\_ ft of streams where livestock will be prohibited x .1 \_\_\_\_\_

## The RL Model EVS Total

TOTAL FORMULA POINTS \_\_\_\_\_

(Max 1000 points)

Total Points \_\_\_\_\_ x \$8.00 (Average MALPF FMV x Cap)

Ease.price/acre \_\_\_\_\_ x acres \_\_\_\_\_ =

Total value \$ \_\_\_\_\_

Reserved Lot Penalty \_\_\_\_\_ No. of reserved  
lots x \$100,000 = minus \$ \_\_\_\_\_

EASEMENT PRICE \$ \_\_\_\_\_

## The EVS

Questions?

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