



City of Virginia Beach

VBgov.com

DEPARTMENT OF AGRICULTURE
(757) 385-5775
FAX (757) 385-5684
TTY: 711

MUNICIPAL CENTER
BUILDING 14
2449 PRINCESS ANNE ROAD
VIRGINIA BEACH, VA 23456-9077

Dear Landowner,

Thank you for your interest in the City of Virginia Beach's Agricultural Reserve Program, ARP. Inside this packet you will find the following information regarding our program:

1. Application for the Sale of Development Rights
2. Fact Sheet for ARP
3. Frequently Asked Questions
4. Department Pamphlet

If you are interested in having your farm considered for the Agricultural Reserve Program, please submit a completed application to the Virginia Beach Department of Agriculture. If your farm is found to be eligible for the Agricultural Reserve Program, the Agricultural Advisory Commission will review your application package and make recommendations. An appraisal will then be completed by an independent appraiser to determine the land's fair market value. The City Manager will review the appraisal to determine if an offer will be sent to purchase your development rights and place a **perpetual** easement on the property. The purchase price offer will be based on the fair market value less \$1,800 per acre for the agricultural value of the land since you will retain ownership of the property. In the event that an offer is less than the fair market value, you could receive a tax credit for the difference as a charitable gift for enrolling in ARP.

If you accept the City's offer, we will then proceed with a title search and any environmental assessments or other needs. If the outcome of those activities is satisfactory, a public hearing will be scheduled regarding the easement purchase and the City Council will vote to approve or deny the easement purchase at the next available Council meeting. Once your application has been approved by Council, a closing date will be set to purchase your development rights. After closing, you will receive semi-annual tax-free interest payments on the principal of your contract for 25 years. At the end of 25 years, you will receive a lump sum principal payment. Please remember that the easement to purchase your development rights is **perpetual** even though our payment plan has a duration of 25 years.

Thank you for your interest in the Agricultural Reserve Program and I look forward to working with you and preserving agricultural lands in the City of Virginia Beach. If you have any questions or concerns, please feel free to call me at 385-8637 or you may send me an email at JHillegass@vb.gov

Sincerely,

Julia B. Hillegass
ARP Coordinator



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AGRICULTURAL RESERVE PROGRAM

APPLICATION FOR SALE OF DEVELOPMENT RIGHTS

Instructions to Applicant

The following items must be submitted in connection with your application to sell development rights to the City. If any items are missing or incomplete, your application cannot be considered until all information is provided.

1. **Application Form.** Type or print in dark ink. Please complete all items. If additional space is needed, you may attach separate pages. **ALL owners of the property MUST sign the application.**
2. **Deeds.** Copies of the deed under which you acquired the property must accompany the application. If you are combining more than one parcel in your application, deeds to all of the parcels must be included.
3. **Deeds of Trust.** If there are any deeds of trust (mortgages) on the property, they must be included with the application.
4. **Survey or Plat.** A survey or plat of the property **outlining the area you wish to include in the application** may be provided. Total acreage of the eligible area will be determined by the City.

APPLICATION MATERIALS SHOULD BE SUBMITTED TO:

Julia B. Hillegass
ARP Coordinator
Department of Agriculture
Municipal Center, Building 14
2449 Princess Anne Road
Virginia Beach, VA 23456

If you have any questions regarding the Agricultural Reserve Program, please visit our website at www.vbgov.com/agriculture or contact Julia Hillegass at 757-385-8697 or via email at JHillegass@vbgov.com.



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AGRICULTURAL RESERVE PROGRAM

APPLICATION FOR SALE OF DEVELOPMENT RIGHTS

*Please complete all items. If additional space is needed, you may attach separate sheets.
Please include ALL owners of the property.*

Property Owner: _____ **Phone No.** _____

Mailing Address: _____

Email Address: _____

Property Owner: _____ **Phone No.** _____

Mailing Address: _____

Email Address: _____

Address of Land: _____

GPIN #: _____

Date of Purchase: _____

Do you have a representative (attorney, accountant, etc.) you wish to receive information on your behalf? _____

If yes, please provide the following:

Name: _____ Phone No. _____

Address: _____

Are there any deeds of trust (mortgages) on the property? _____

If yes, please provide the following information for the Holder (Bank, Mortgage Company or Individual):

Name: _____ Phone No. _____

Address: _____

NOTE: Submit copies of any deeds of trust with this application.

Are there any other liens on the property? _____

If yes, please provide the following:

Lien Holder: _____ Phone No. _____

Address: _____

Is the land subject to any legal proceedings (e.g., foreclosure, bankruptcy)? _____

If yes, please describe (attach separate sheet if necessary):

Does the land, or any part of it, have any other easements on it, other than utility or drainage easements? _____

If yes, please describe:

Is the land, or any part of it, subject to a conditional use permit (or an application for a conditional use permit)? _____

If yes, please describe the nature of the use or development permitted or applied for:

Are there any other uses or activities of a non-agricultural nature upon the land (other than a dwelling for the owner or occupant resident of the property)? _____

If yes, please describe:

NOTE: You must show on the survey or plat the approximate location where such uses or activities are occurring.

Is any part of the land marsh or swamp? _____ If yes, how many acres? _____

NOTE: Marsh or swamp soils are not eligible for the sale of development rights.

Describe the agricultural uses of the land, including crops, forest products and/or livestock:

Total Acreage Proposed for Sale of Development Rights: _____

Cropland: _____

High-value cropland (e.g. vegetables, fruit): _____

Nursery/Orchard: _____

Woodland (excluding swamp): _____

NOTE: Exact acreage will be determined by the City.

Number of livestock/poultry on the land:

Swine: _____ Sheep: _____

Cattle: _____ Chickens: _____

Horses: _____ Turkeys: _____

Other (Specify): _____

List all structures on the property (other than the residence of the owner or occupant):

<u>Structure</u>	<u>Approximate Dimensions</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

I/We hereby make application to the City of Virginia Beach for sale of the development rights on the property listed in this application, pursuant to the Agricultural Lands Preservation Ordinance. I/We understand and acknowledge that I/we incur no obligation by the filing of this application, and that the City of Virginia Beach incurs no obligation by its acceptance of this application.

I/We hereby certify that, to the best of our knowledge, the information contained in this application and accompanying materials is true and correct. I/We agree that employees or agents of the City of Virginia Beach may enter upon the property at reasonable times in order to obtain or verify information needed in order to evaluate this application, to determine the value of development rights, or to perform other related work.

ALL OWNERS OF RECORD MUST SIGN AND DATE THIS APPLICATION.

Signature

Date

Print Name

Signature

Date

Print Name