

MAKING FARMLAND MORE ACCESSIBLE TO MEET THE DEMAND FOR LOCAL FOODS: THE LAND TRUST PERSPECTIVE

Sustainable Local Foods Advisory Council

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Land Trust Role in Farmland Preservation and Access



- ❑ Place agricultural easements on working farms
- ❑ Acquire/own farmland
- ❑ Bring idle farmland back into production
- ❑ Make land accessible to new and beginning farmers
- ❑ Utilize land for incubator farms
- ❑ Community gardens/urban agriculture
- ❑ 18 land trusts active in farmland preservation
- ❑ 10 local land trusts currently leasing land for farming or interested in making land available for farming

Barriers to Land Trust Keeping Land In Agricultural Production

- Tax Policy
 - ▣ Nonprofits not eligible for ag/forestry/horticulture present use value(PUV)
 - ▣ Deferred tax repayments on purchased farmland
 - ▣ Waiting period for new owner to enroll in PUV
 - ▣ Farmland not exempted under NCGS 105-275 (12)
- Lack of agricultural experience/staff resources
- Local zoning issues

Possible Solutions



- Make nonprofit organizations eligible for PUV
- Develop new statewide program to provide equitable property tax treatment for land trust land being used for farming
- Eliminate deferred PUV tax payments on farmland purchased by land trust that remains in farming
- Explore different ownership/leasing options that would allow land to be used for farming, but not place the tax burden on the land trust.



The End Result

Farm protected under easement by the Blue Ridge Conservancy