

**N.C. ADFP Trust Fund
Present-Use Value (PUV) Conservation Easement Program**

Survey and Easement Acreage Rules

The following Land Criteria and Eligibility must be attained:

- Land must be privately owned with ownership in agreement to participate in the program.
- Land must be in PUV land use classification as defined in N.C.G.S. 105-277.
- Only whole land parcels, as defined by the county tax office, are eligible, e.g., the conservation easement boundary will follow the tax parcel boundary.
 - No carveouts or exclusion areas are allowed.
- More than one tax parcel may be included in one easement, but each parcel must be contiguous and in the same ownership.
- No subdivision allowed.
- Property improvement values, such as homes, structures, and equipment, are not eligible for ADFPTF conservation easement payments. If a house or structure is included in the property tax evaluation for PUV, it must be included in the conservation easement. The building value does not contribute to the calculation used to determine the conservation easement value payout. All improvements must be defined in the conservation easement survey.
- All other program requirements and processes to complete an ADFPTF conservation easement apply. These are detailed in the grant award contract.
- Minimum acreage requirements must follow the present-use value guidelines: Five acres for horticulture, 10 acres for agriculture (row crops or pasture), 20 acres for forestry, or a combination of working lands use.
- If there are existing easements that have removed the development rights from the property, the property will be ineligible for the PUV Conservation Easement Program.

Below are the survey requirements for the PUV Conservation Easement Program:

1. The impervious surface maximum on the conservation easement property is two (2) percent. Current and future structures and impervious surfaces may not exceed this limit. A waiver can be requested during the grant contract period to increase the limit to five (5) percent for purposes related to the agricultural operation.
2. All acreage must be included under conservation easement protection. More than 85% of the conservation easement must be in full conservation easement protection, and the remaining acreage must be defined as Farmstead Building Envelope(s).
3. The conservation easement area designated as Farmstead Building Envelope use is limited to 15% of the total acreage.
4. The final survey must identify the acreage assigned as residential use if residential structures are listed on the property tax card and must be included in a Farmstead Building Envelope.
5. The final survey must identify the acreage assigned as farm use if farmstead structures are listed on the property tax card.
6. Farmstead Building Envelope acreage designation must be separately defined in the conservation easement survey.
7. If there are no residential structures on the property, the future construction of one primary residential dwelling or farm support housing dwelling may be permitted inside an established Farmstead Building Envelope on the survey. The dwelling will be subject to impervious surface and square footage requirements.
8. If there are no residential structures on the property, the future construction of Farm Structures and Improvements used primarily for permitted agricultural purposes may be permitted inside the established Farmstead Building Envelope on the survey. The Farm Structures and Improvements will be subject to impervious surface requirements and must not significantly diminish or impair the Conservation Values or otherwise be inconsistent with the Conservation Purposes.
9. The ADFP Trust Fund Survey Checklist and Requirements details all additional survey requirements.