

## Where does the funding come from?

Funding can come from a variety of sources including:

- The County's General Fund
- Bonds
- Property Taxes
- Federal funding through the Farm and Ranchland Protection Program
- State funding through matching funds
- Proffers from developers

The program currently receives funding through excess rollback tax money and state matching funds.



**Application dates for the Program are determined by available funding.**

## How to get involved

For more information please visit the Stafford County website:

[www.staffordcountyva.gov](http://www.staffordcountyva.gov)

Or you may contact Kathy Baker at:  
(540) 658-8668

E-Mail: [kbaker@staffordcountyva.gov](mailto:kbaker@staffordcountyva.gov)

For more information on statewide PDR programs and tax benefits, visit the following websites:

[www.dcr.virginia.gov](http://www.dcr.virginia.gov)

Virginia Department of Conservation and Recreation

[www.vdacs.virginia.gov](http://www.vdacs.virginia.gov)

Virginia Department of Agriculture and Consumer Services



## **Stafford County Virginia**

### **Purchase of Development Rights (PDR) Program**



## Why implement such a program?

As Stafford County continues to grow, open space and farm land in the rural areas of the county are disappearing. Increased residential development often leads to higher land values which entice land owners to sell their property. The PDR program offers an alternative to selling land thereby preserving the rural and open spaces in the County.

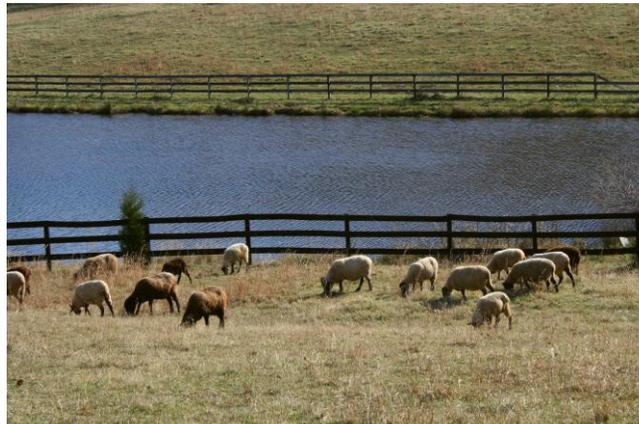


## Who is eligible for the program?

Any landowner in Stafford County with a minimum of 20 acres of rural land, zoned A-1 or A-2, that can be subdivided.

## How does the PDR program work?

- PDR is a voluntary program that compensates property owners for restricting development on their land.
- The County offers compensation to the property owner for participation in the program; an agreement is forged and the land is placed in a conservation easement.
- The property owner may retain ownership of the land and continue to reside on property.
- The property owner may sell the land; the conservation easement remains in place.
- Uses such as farming or timbering may continue.



## How is the land owner compensated?

- The compensation will be determined by how many development rights exist on the property.
  - A development right is equivalent to a buildable lot that can be forged from a tract of land.
  - The County will offer \$25,000\* per development right (\*this amount is subject to change for each application round).
- Development rights for A-1 zoning are determined by subtracting the amount of land typically needed for right-of-way (ROW) dedication (5% of total property), the amount of hydric soils, and 25% slopes on the property.
  - Example: 100 acre farm less 20 acres for hydric soils and slopes, less 5 acres of ROW dedication, divided by the 3 acre lot minimum for the A-1 Zoning District equals a potential buildable lot yield of 25 lots, or 25 Development Rights.
  - 25 Development Rights times \$25,000 equals \$625,000 paid to the owner of the property.
- The landowner may also consider tax incentives that he/she can take advantage of.