

Purchase of Development Rights Program for Agricultural Lands

On November 2, 2004, Miami-Dade County residents voted to approve the **Building Better Communities General Obligation Bond (BBC-GOB) Program**, a portion of which included a means to preserve viable farmland through the acquisition of development rights on property suitable for agricultural use. On September 20, 2007, the Board of County Commissioners adopted a resolution creating the County's Purchase of Development Rights (PDR) Program.

Key aspects of the Program include:

- The Program is voluntary for both the buyer and seller.
- Approval by the Board of County Commissioners will be required prior to the purchase of any conservation easement. This Program will be monitored by the Agricultural Manager, who serves as the Program Administrator.
- To be eligible, property must be currently farmed and outside the Urban Development Boundary. Property must also have available density and be designated agriculture or open land on the Land Use Plan map of the Comprehensive Development Master Plan.
- Applicant properties will be evaluated based on the viability of the land for agricultural purposes; property size; soil type; historical agricultural use; proximity to urban development, protected lands and other agricultural properties; and financial considerations.
- The easement value for any participating property will be determined by an appraisal conducted by independent certified (MAI, ASA) appraisers.
- Conservation easements will be monitored and visited annually to ensure compliance with the relevant easement agreement.
- An annual report of the Program will be presented to the Board of County Commissioners.

Why would a land owner be interested in PDR?

- Program participation allows property owners the ability to partner with the public for the purpose of preserving farmland for agricultural as well as preserving scenic beauty, wildlife habitat, and open space.
- The County's purchase of a conservation easement will result in a cash payment to a participating landowner for the value of the development rights associated with parcel.
- PDR funds are eligible for IRC 1031 exchanges.
- Program participation may lowers the cost basis of land for purposes of gifting or inheritance.
- Participating land owners do not relinquish their fee-simple interest in the land.

Why is preserving farmland important to Miami-Dade County?

Miami-County Agriculture employs more than 15,000 people and generates more than \$1 Billion in economic impact each year, making this industry a valuable economic resource for the County. Additionally, a farmer's land, in addition to producing crops and economic impact, also acts as open space that allows for water recharge areas, wildlife habitat, and a scenic rural area, providing a benefit to all residents of Miami-Dade County.

Charitable donations of development rights accepted

Land owners wishing to leave a community legacy may also donate their development rights to the County. Restrictions on donated easements, such as term and allowed uses, are negotiable on a case-by-case basis. A conservation easement donation is considered a charitable donation and may provide a federal income tax deduction.

