

Hampshire County Farmland Protection Board

P.O. Box 806
Romney, WV 26757

Eligibility Requirements

Easement Donation Requirements:

Donated conservation easement offers will be considered on an individual basis. They do not necessarily have to meet the specifications of purchased easements.

Easement Purchase Requirements:

Easement purchase offers must meet the following requirements to be considered:

1. The property is located in Hampshire County.
2. The property is able to be developed, according to federal, state, and local regulations.
(A property consisting entirely of wetlands or other un-developable land is not eligible.)
3. The property owner is willing to sign a two-year option agreement, binding the landowner to sell the conservation easement to the Hampshire County Farmland Protection Board (HCFPB) if the agreed- upon funds are raised within two years to purchase the easement.
4. The property meets one or more of the following criteria (§ 8-24-75, 2000):
 - a. used or usable for agriculture, horticulture, or grazing (a qualifying property in itself)
 - b. contains wetlands that are part of a qualifying property tract
 - c. contains woodlands that are
 - i. part of or adjoining a qualifying property tract, or
 - ii. held by common ownership of a person or entity owning qualifying property.
5. No commercial or industrial structures are located on the parcel other than limited agricultural and home-based business buildings.
6. Clear title to the property is established, and the application is signed by property owner(s).
7. The property has no current or past uses that would make a conservation easement inconsistent with the intent of the Farmland Protection Act or this Program. (*To be determined by HCFPB.*)
8. The property contains no buried fuel tanks.

NOTE: Secured debt on the property in excess of the agricultural value shall disqualify the property unless the loan amount in excess of the agricultural value has been subordinated by the lender.

NOTE: To qualify for federal funding, at least 50% of the property offered for easement purchase must contain prime, unique, state-important, or locally- important soils.

NOTE: To qualify for federal funding, woodland must comprise less than 50% of the property.