

## 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.

- The property must be located in Hampshire County
- The property is able to be developed, according to federal, state, and local regulations. *Confirmation letter from the County Planner required.*
- The property owner is willing to sign a two-year option agreement, binding the land owner to sell the conservation easement to the Hampshire County Farmland Protection Board if the agreed-upon funds are raised within two years to purchase the easement.
- No commercial or industrial structures are located on the parcel other than limited agricultural and home-based business buildings
- Clear title to the property is established
- The property is free of any developmental oil or gas leases or mineral extraction leases. *(Non-developmental oil or gas leases may be permitted but only when a lease is intact or mineral rights are severed prior to the easement closing.)*
- Mineral rights are owned by the surface owner or, if severed, are determined by the HCFPB not to threaten the Conservation Easement.
- The property contains no buried fuel tanks. *(tanks can be removed)*
- The application is signed by the property owners and turned in on or before the deadline. *(late applications cannot be accepted for the current round of funding but may be considered for other future rounds)*
- The application clearly states an offering price that is equal to or less than the HCFPB's current cap of \$2,250 per acre.

**Additional requirements to qualify for federal funding for easement purchases:** *(Currently all applications for easement purchases by the HCFPB will have to meet the Federal criteria to apply for federal match funds.)*

- The offering price must be less than or equal to the Conservation Easement value determined by a certified yellow book appraisal done by a qualified conservation appraiser.
- Secured debt on the property must be subordinated by the lender.
- The property offered for easement purchase must be 50% or more prime, unique, state-important, or locally-important soils.
- The property offered for easement must be 34% or more cropland, pastureland, or grassland.
- Purchases of Conservation Easements with State and Federal funds require that existing residential structures be surveyed in a 2 acre envelope. Additional two acre residential sites can be reserved but those acres will not be funded.
- If CREP acres exist on the property they can be included in the Easement but will not be funded.