



# *Revitalizing the Forestland Preservation Program*



Michael A. Valenti  
Forestry Administrator  
Delaware Forest Service





***Signed into law in 2005***

***The program seeks to protect Delaware working forests through perpetual conservation easements.***



**Delaware Forestland Preservation Program**





- ***Clean air and water***
- ***Moderate temperatures***
- ***Erosion control***
- ***Wildlife habitat***
- ***Recreation***
- ***Hunting***
- ***Forest products***



## Delaware Forestland Preservation Program





## FOREST STEWARDSHIP PLAN

21.3 Acres +/-  
Tax Parcel ID #: 531-3-61  
Nanticoke River Watershed

Sussex County Land Trust  
c/o Wendy Baker  
P.O. Box 763  
Rehoboth Beach, DE 19971  
(302) 542-7088



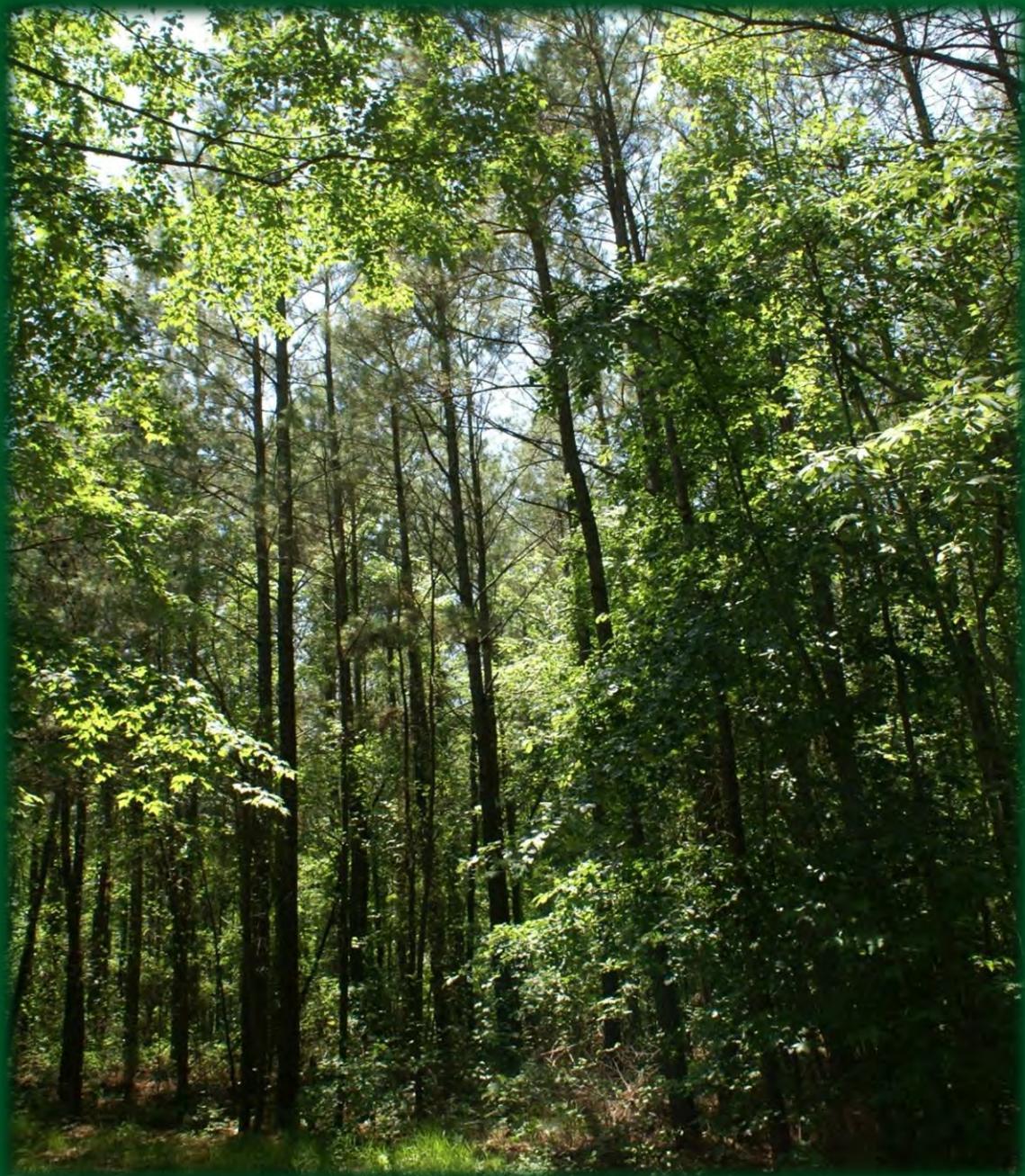
***Easements allow forest management activities including timber harvests.***

***Landowner must follow a forest management plan.***



**Delaware Forestland Preservation Program**





## ***Minimum Requirements***

- ***10 acres of forestland***
- ***Outside growth zones***
- ***Zoned agriculture***
- ***No subdivision recorded***
- ***Forest management plan***
- ***All woodland in FPA***



**Delaware Forestland Preservation Program**





## FORESTLAND PRESERVATION AREA AGREEMENT

Return to: The Delaware Agricultural Lands Preservation Foundation  
2320 S. DuPont Highway, Dover, DE 19901  
Phone (302) 698-4530, or Toll Free in DE Only (800) 282-8685

FILE# \_\_\_\_\_

Please Type or Print:  
Name of Petitioner(s)  
(All Fee Simple Owners of Record)

(W) \_\_\_\_\_ (CELL) \_\_\_\_\_

FAX NO: \_\_\_\_\_

Total Acreage of Forest \_\_\_\_\_

Acres \_\_\_\_\_ Open Space \_\_\_\_\_ Acres  
Acres \_\_\_\_\_ Pasture Land \_\_\_\_\_ Acres  
Structures \_\_\_\_\_ Tidal Wetlands \_\_\_\_\_ Acres  
Acres \_\_\_\_\_ Other (specify) \_\_\_\_\_ Acres  
# Seasonal Dwelling Units \_\_\_\_\_



# Phase I

- **Enrollment into FPA**
- **5-year increment renewal**
- **One seasonal structure**
- **10 acres residential use**
- **3 houses allowed**
- **No rezoning/subdivision**



# Delaware Forestland Preservation Program





## *Phase II*

- *Landowner applies*
- *HBU determined*
- *Forest-only value*
- *Full market value*
- *Survey before settlement*



Delaware Forestland Preservation Program



**Forestland Preservation Application Report**

*Initial Site Visit Performed by Michael A. Valenti*

**Masten Forest Preservation Area**

Kent County, Delaware

F-K-06-11-001G

**Parcel #(s):**

- 5-00-152.02-02-11.00

**Foundation Meeting Date:** January 4, 2007  
**Owner:** Masten Holdings, Inc.

**Forested Acres:** 80.0

**Total Dwellings:** 0

**LE Score:** 44.99

**In State Resource Area?**

Yes

**In Natural Area?** Yes

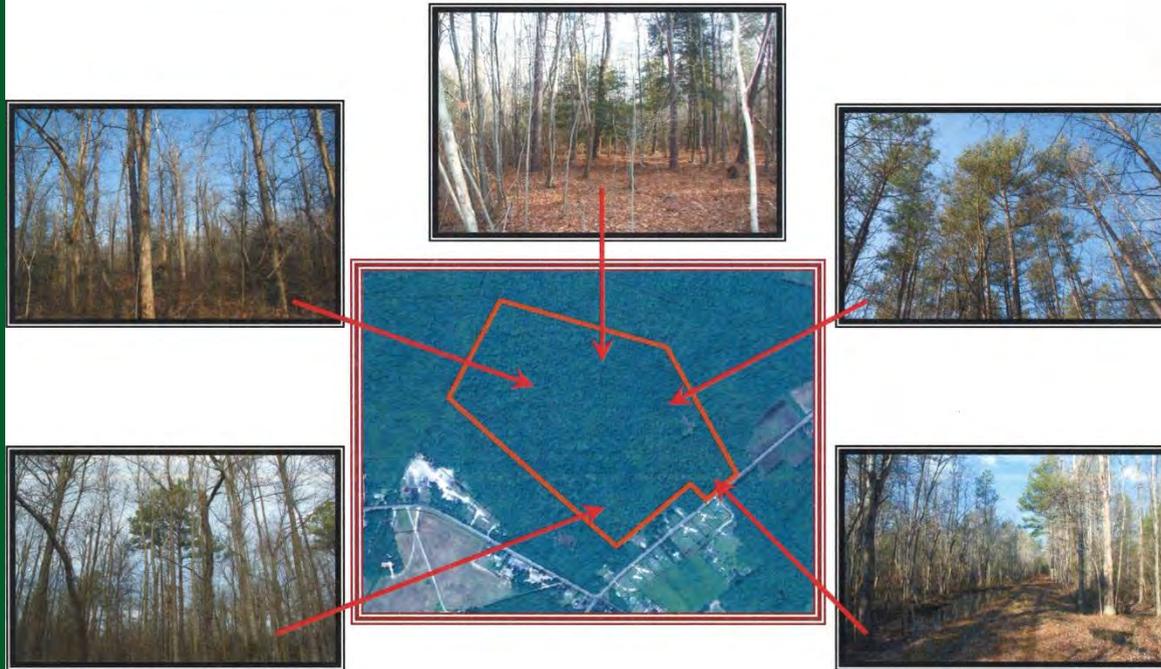
**Unique/Historical Features:** None

**Staff Comments:** Loblolly pine/mixed hardwood (red maple, sweetgum, white oak) forest; pines average about 16" dbh.

**Staff Recommendation:** Approval

Site Visit/Color Photos = 01/04/2007

Aerial Photo = July 2006



# Selection Process

points

- **Productivity: up to 100**
- **1% discount 1**
- **State Res. Area 10**
- **Natural Area 10**

**Total maximum score: 220**



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# ***Benefits for Landowners***

- ***No property/school tax on unimproved lands, except for ditch tax***
- ***Landowner still pays tax on residential use***



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## ***Benefits for Landowners***

- ***No realty transfer tax if the property is sold***  
***(unless the land is withdrawn from the FPA within five years of the sale)***



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## ***Benefits for Landowners***

- New subdivisions within 300 feet of the FPA have deed restrictions noting that forest management activities are likely to occur***



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## **Benefits for Landowners**

- ***No buildings associated with a new subdivision requiring occupancy permits are allowed within 50 feet of the FPA***



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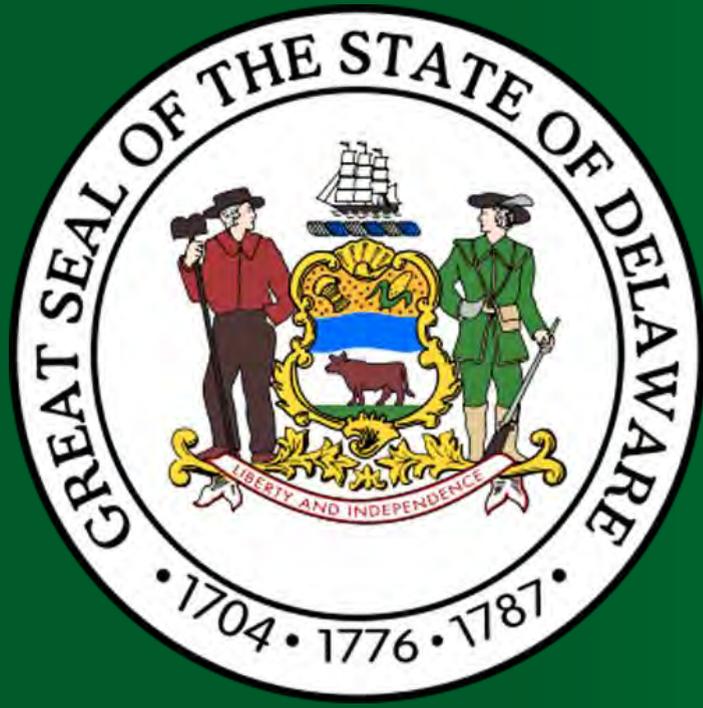
# ***Benefits for Landowners***

- ***Substantial payment for permanent preservation***
- ***Additional right-to-farm and legal protection***



**Delaware Forestland Preservation Program**





***In 2009 the State of Delaware funded program with \$1,000,000 to take advantage of \$500,000 in matching funds.***

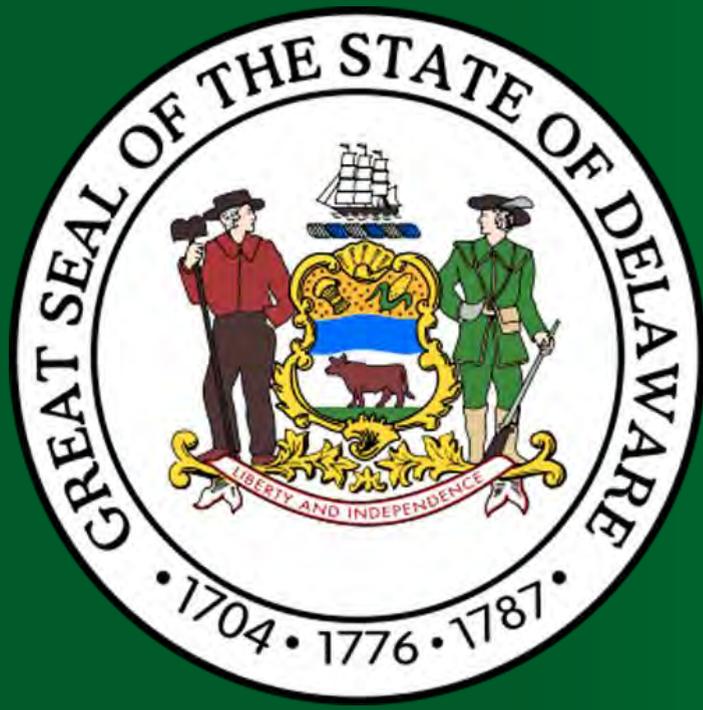
The Nature Conservancy



Protecting nature. Preserving life.™

**Delaware Forestland Preservation Program**





The Nature  
Conservancy



Protecting nature. Preserving life.™

## **Round 14 (21 properties)**

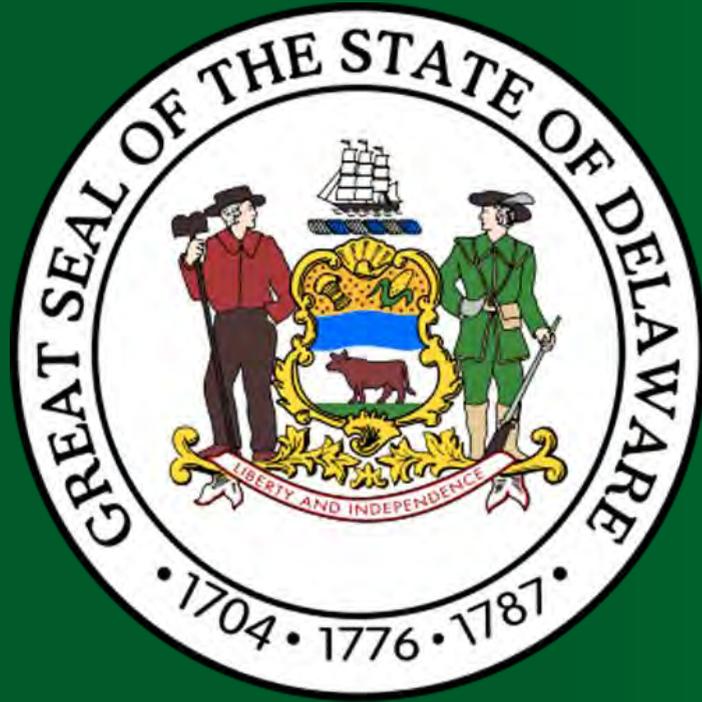
- **Agland selected four**
- **Forestland selected nine**
- **872 acres protected**
- **Total cost of \$1,450,804**
- **\$1,663 per acre**
- **\$2,845,055 discounted**



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DELAWARE AGRICULTURAL LANDS  
Preservation Foundation



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The Nature  
Conservancy



Protecting nature. Preserving life.™



# Delaware Forestland Preservation Program



DELAWARE AGRICULTURAL LANDS  
*Preservation Foundation*

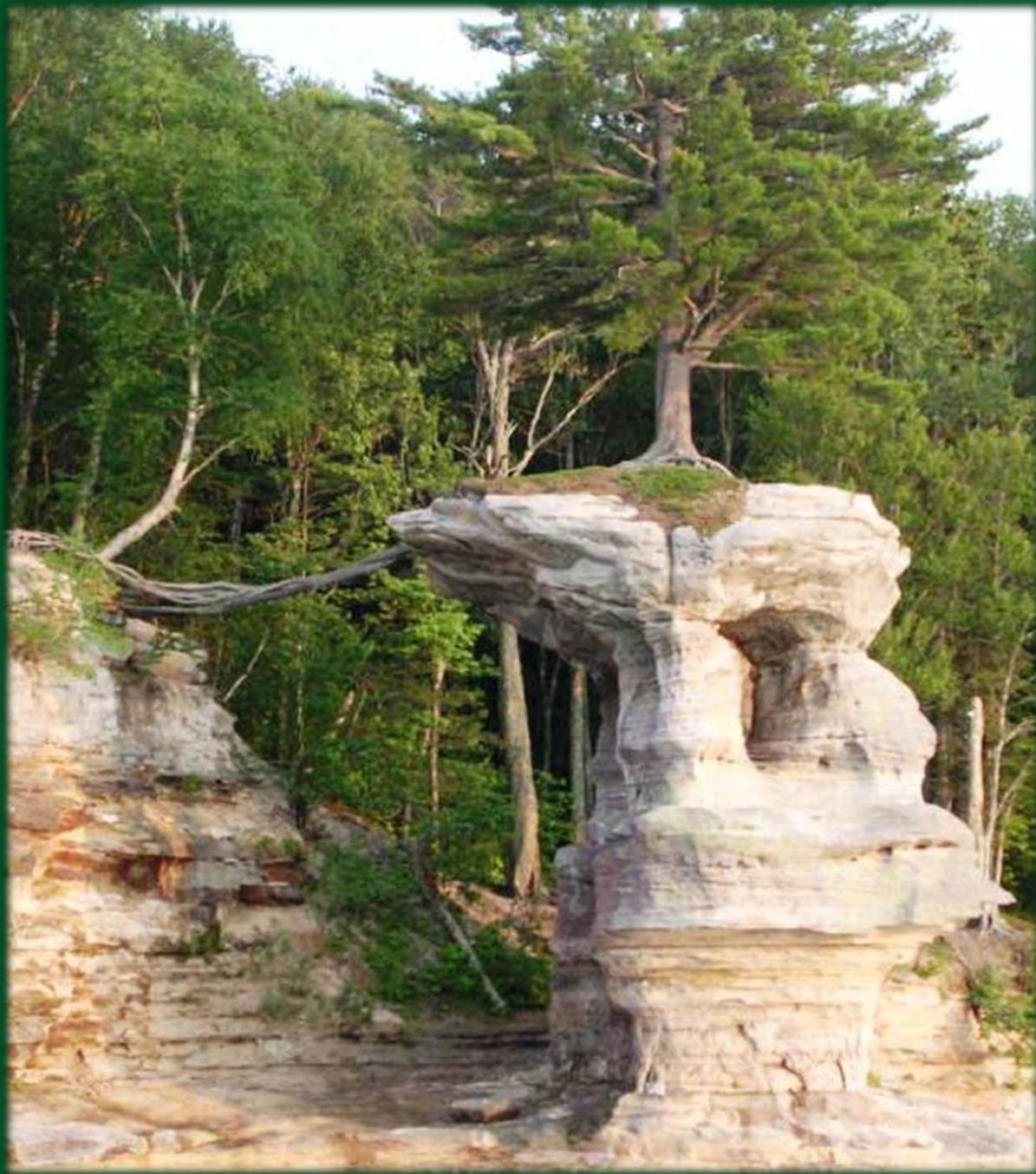
## ***Dedicated Funding Source***

- ***Program already in place***
- ***Increased public interest***
- ***Protect forest wetlands***
- ***Incremental protection***
- ***Leverage other funding***



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# Questions?



## Delaware Forestland Preservation Program

