



Fauquier County maintains several programs for land-owners to preserve their land. Several of these programs are designed specifically to benefit farmers!

The County maintains a Purchase of Development Rights (PDR) program that allows farmers to sell Fauquier County the development rights of their land for \$35,000 per right. If you use your land for agricultural production—and intend to always do so—then this could be a great program for you!

Fauquier County has purchased the development rights of 13,469 acres since establishing the program in 2002. The PDR is not intended to prevent future farm expansion or development, but prevents future residential or industrial development. The PDR remains with the land, so if you ever sell your land it still will not be able to be developed.

Families may sell development rights to know that their land will continue to be worked and not developed in the future. The sale of development rights can also help fund current or future farm needs.



How do I sell my development rights?

If you are interested in selling the development rights of your land, reach out to Fauquier County Agricultural Development!

Your land will be evaluated to make sure it is a good match for the program, and to establish the number of sellable development rights. You also do not have to sell *all* development rights on your property. If it is a good fit, and once the purchase of development rights is finalized, the land will be placed into a Conservation Easement. Having land in Conservation Easement may also entitle the property owner to certain tax credits.



PDR Program Qualifications

- Land must be actively used for agricultural operations
- Minimum 50 acres — must be contiguous
- Must be zoned RA (rural agricultural) or RC (rural conservation)
- Cannot currently be restricted from development — through conservation easement or another program

*Properties with mortgages are subject to lender approval.
Properties with multiple owners must all agree to sale.*

How else can I preserve my property?

Fauquier County also accepts donations of Conservation Easements.

- Donated easements can be of any acreage
- Limits future development
- A Conservation Easement must be consistent with the current Comprehensive Plan
- Cannot currently be restricted from development — through Conservation Easement or another program



To donate your land, reach out to Fauquier County Agricultural Development; its staff will help you determine if your property is eligible for a Fauquier County donated easement.

Fauquier County currently holds 9,952 acres of donated easements.



Fauquier County Agricultural Development

Jim Hilleary, Director

Jim.Hilleary@fauqueircounty.gov
540-422-8280

Raquel Kines, Administrative Manager

Raquel.Kines@fauqueircounty.gov
540-422-8279

16 Courthouse Square, #402

Warrenton, VA 20186

www.FauquierAg.com



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Fauquier County Agricultural Development

Farmland Preservation Programs

*Information on donating
Easements or applying for
Purchase of Development Rights
on your property*



Why permanently preserve your land?

- Ensure your family can continue farming the land in perpetuity.
- Productive agricultural land is an irreplaceable and shrinking natural resource.
- Through continued production, you will ensure continued goods and services are available in Fauquier County and beyond.
- Agriculture contributes to the local economy through sales, job creation, supporting services and businesses, and through lucrative secondary markets like food processing.
- If you sell the development rights of your land, you will receive a lump-sum cash payment that can be used to complete estate planning, pay-off debts, or make significant improvements or additions to the farming operation.
- You may also be eligible for tax credits or deductions once the Conservation Easement is recorded.