

**N.C. ADFP Trust Fund
Present-Use Value (PUV) Conservation Easement Program**

Survey and Easement Acreage Guidance

The following Land Criteria and Eligibility must be attained:

- Land must be privately owned with ownership in agreement to participate in the program.
- Land must be in PUV land use classification as defined in N.C.G.S. 105-277.
- Only whole land parcels as defined by the county tax office are eligible. No subdivision allowed.
- Property improvements values such as homes, structures, and equipment, are not eligible for ADFPTF conservation easement payments. If a home or structure is included in the property tax evaluation for PUV, it must be included in the conservation easement. The building value does not contribute to the calculation used to determine the conservation easement value payout. All improvements must be defined in the conservation easement survey at the time of recording the easement.
- All other program requirements and processes to complete an ADFPTF conservation easement apply. These are detailed in the grant award contract.
- Minimal land size is defined as outlined of parcel eligibility as noted in the NC Department of Revenue Present-Use Valuation Program Guide.
 - NCDOR: Present-Use Valuation Program Guide:
<https://www.ncdor.gov/documents/present-use-valuation-program-guide>

The survey plat for the conservation easement is required to achieve a minimum of the following when a farmstead or residential or both land uses are defined by the county property tax listing on the land parcel tract.

1. The impervious surface maximum on the conservation easement property is two (2) percent. Current and future structures and impervious surfaces may not exceed this limit.
2. All acreage must be included under conservation easement protection. More than 85% of the conservation easement must be in full conservation easement protection and the remaining acreage defined as Farmstead Building Envelope(s).
3. The conservation easement area designated as Farmstead Building Envelope use limited to 15% of the total acreage.
4. If residential structures are listed on the property tax card, the recording survey must identify the acreage assigned as residential use.
5. If farmstead structures are listed on the property tax card, the recording survey must identify the acreage assigned as farm use.
6. Farmstead Building Envelope acreage designation must be separately defined in the conservation easement survey.
7. If there are no residential structures on the property, the future construction of one primary residential dwelling or farm support housing dwelling may be permitted inside the established Farmstead Building Envelope on the survey. The dwelling will be subject to impervious surface and square footage requirements.
8. If there are no residential structures on the property, the future construction Farm Structures and Improvements used primarily for permitted agricultural purposes may be permitted inside the established Farmstead Building Envelope on the survey. The Farm Structures and Improvements will be subject to impervious surface requirements and do not significantly diminish or impair the Conservation Values or otherwise be inconsistent with the Conservation Purposes.