



2/1/2023

SUBJECT: Fiscal Year (FY) 2023 Agricultural Conservation Easement Program – Wetland Reserve Easements (ACEP-WRE) Easement Compensation and the Geographic Area Rate Cap (GARC) Approval

TO: Roylene Comes At Night
State Conservationist
Spokane Valley, Washington

File Code: 440

Easement Programs Division (EPD) has received your FY 2023 Easement Compensation package and request for approval. The FY 2023 GARC has been reviewed and is approved for FY 2023 ACEP-WRE enrollments. The following limitations must be noted and followed to establish the fair market value of the easement:

- ***The GARC appraisal percentage value and not to exceed (NTE) value by market area are:***
 - ***For areas that have a high likelihood to restore habitat for T&E species an 85% GARC will be applied to the individual appraisal with the NTE rate of \$10,000.00.***
 - ***For 30-yr easements, 30-yr tribal land use contracts, and WRE-reserved grazing rights a 75% GARC will be applied to the individual appraisal with the NTE rate of \$5,000.00 except for the above noted exceptions.***
 - ***All other counties or areas an 85% GARC will be applied to the individual appraisal with the NTE rate of \$5,000.00 per acre.***

Since your State has chosen not to utilize an Area Wide Market Analysis (AWMA), the approved GARC must be applied to all appraised values.

Approval to use this GARC applies only to ACEP-WRE and is not applicable for Emergency Watershed Protection Program-Floodplain Easement (EWPP-FPE) enrollments.

The approved FY 2023 ACEP-WRE easement compensation package can be viewed on the National Headquarter (NHQ) GARC SharePoint site under the State folder by going to GARC page, FY 2023 GARCs, NHQ Approved FY23 GARC and State folder. The link to the SharePoint site is:
https://usdagcc.sharepoint.com/sites/nrcs_programs/epd/GARC/SitePages/Home.aspx

Please direct questions concerning this approval to Ken Kriese, National ACEP-WRE Program Manager, by email at Kenneth.Kriese@usda.gov. For questions concerning the use of individual appraisals contact Joe Stenkamp, National Appraiser, by email at nrcs.nationalappraisers@usda.gov.

Sincerely,

MARTHA JOSEPH
Acting EPD Division Director

cc:

Astor Boozer, Regional Conservationist, West, NRCS, Washington D.C.

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Carlee Elliott, State Easement Program Manager, NRCS, Spokane Valley, WA