Agricultural Conservation Easement Program (ACEP)

Chris Chapa, Easement Program Specialist
ACEP FY21

- **Not many new changes**
  - FY21 Applications
  - Programmatic signup for ALE entities

- **Geographic Area Rate Cap (GARC)**
ACEP FY21

- FY21 Applications can be accepted and start initial processing
  - Cannot announce batching or cutoff dates
    - Awaiting guidance from NHQ
ACEP FY21

April 2020

• ACEP-ALE program agreement along with associated individual ACEP-ALE parcel cost-share contracts (Parcel Contract)

• All eligible entities must submit an “Entity Application for an ALE Agreement”

• Intention to simplify, streamline, and improve ACEP ALE agreement administration, workload, fund management, and overall program delivery
• Same as FY20

• Appraised Fair Market Value (FMV) of offered land – only potential easement area appraised

• Geographic Area Rate Cap (GARC) applied to FMV as determined by appraisal
  • GARC is 85% of FMV - offer to landowner will be 85% of FMV

<table>
<thead>
<tr>
<th>Appraised FMV</th>
<th>GARC</th>
<th>Permanent Easement</th>
<th>30 Year Easement</th>
<th>30 Year Contract</th>
</tr>
</thead>
<tbody>
<tr>
<td>$300,000</td>
<td>85% FMV</td>
<td>$255,000</td>
<td>$191,250</td>
<td>$191,250</td>
</tr>
</tbody>
</table>
• Sources and Considerations
  
  • Neighboring states, Washington, Nevada, and Idaho are proposing the 85% FMV GARC for FY 21.
  
  • Location of high priority areas included in the Oregon Conservation Implementation Strategies and Long Range Plans.
  
  • Oregon Technical Advisory Committee (OTAC) support for 85% FMV GARC for FY 18, 19, 20.
ACEP-WRE Easement Compensation

- **Sources and Considerations**
  - Based on contracted AWMA in 2014
  - Applied a 20% reduction for a GARC of 80% FMV
  - Increased to 85% in 2017
  - Increased to be comparable to the adjacent states and to provide compensation to the landowner for the rights they are giving up with the WRE easement.
  - The high priority areas in Oregon are located in the higher real estate development areas so to be consistent with the market, we propose to offer the 85% FMV.
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