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# Agricultural Conservation Easement Program (ACEP)

Chris Chapa, Easement Program Specialist

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# 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



# ACEP WRE GARC



- 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

Appraised FMV	GARC	Permanent Easement	30 Year Easement	30 Year Contract
\$300,000	85% FMV	\$255,000	\$191,250	\$191,250

# ACEP WRE GARC



- **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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