



# **Building Lot Termination (BLT) Program Montgomery County, Maryland**

*Montgomery Planning Board Briefing  
April 7, 2016*





# **Agricultural Program Briefings**

*Today: Building Lot Termination Program*

*Upcoming: -MALPF and other easement programs*

*-TDRs*

*-Other Ag preservation activities*





# BLT Program Framework

- *1980: Transferable Development Rights*
- *2008: Building Lot Termination Program*
- *2011: Agricultural Land Protection Fund*





# What Are BLTs?

- Extinguishes the right to build a dwelling unit
- Decreases density in the AR zone
- Required by developers for incentive density in the:
  - CR and LSC Zone
- Optional for public benefit points in the:
  - CRT and EOF Zone





# BLT Goals

- Preserve agricultural land
- Preserve County open space
- Protect the environment
- Reduce residential development potential in the Agricultural Reserve





**Why Do It?**



**Lewisdale**



# Why Do It?



**Purdum**



**Why Do It?**

**Peach Tree Road**





**Why Do It?**

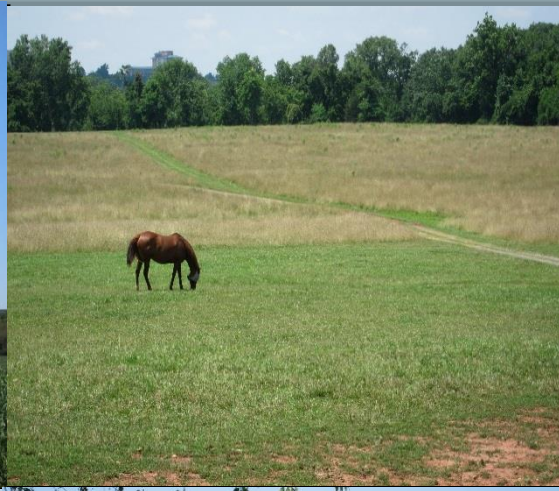


**Sugarloaf Mountain from Old Hundred Road**





# Preserving Farms and Farming



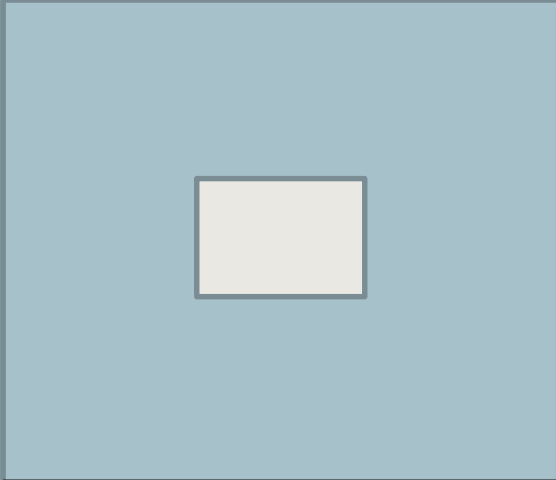
100 acres in AR zone  
Density 1/25 ac.  
Standard Development  
allows four houses







# Preserving Farms and Farming



100 acres in AR zone  
Density 1/25 acre  
One house built

Three potential houses or  
three potential BLTs



Effective density with no  
BLTs is still 1/25 acre

Effective density with BLTs  
is 1/100 acre



# BLT Process

- Two Markets for the Purchase of BLTs
  - One market is comprised of a publicly funded program
  - The other market is privately funded by the development community through the purchase of BLTs directly from AR zoned landowners







# BLT Process:

## Why two markets?

- County BLT fund is designed to sell partial BLTs (County may sell full BLTs only if they are not available privately)
- Agricultural Land Preservation Fund (ALPF)
  - Established to buy BLTs in 2011
  - Money from the fund may only be used to purchase more BLTs
  - Self-Sustaining





# BLT Process:

Based on most recent evaluation  
Executive Order 137-13 (2013)

- ALPF price is established by County Executive
  - Fair Market Value (FMV) = \$317,700
  - Base Value = \$222,390 (70% FMV)
  - Max. Value = \$254,160 (80% FMV)
- Purchase price falls within the range based on the specific attributes of the property







# BLT Process:

## Private market

- BLTs may be bought directly from landowners
- Price is set by open market





# Using BLTs in Development Projects

- Developer submits application
- Final approved density sets how many BLTs required
- BLTs must be purchased at time of Building Permit





# Using BLTs in Development Projects

- In the CR zone:
  - Applicant must purchase BLT easements equal to 7.5% of incentive density floor area
  - 31,500 SF incentive density equals 1 BLT
  - 1 BLT equals 9 public benefit points







# Using BLTs in Development Projects

- In the LSC zone:
  - Applicant must purchase BLT equal to 50% of incentive density floor area above 0.5 FAR
  - 31,500 SF of residential and non-residential floor area equals 1 BLT
  - 31,500 SF of up to 40% Life Sciences floor area equals 1 BLT
  - 1 BLT equals 9 public benefit points





# **BLTs Created by Farmers**

**As of March 2016:**

- **41 BLTs representing 1,025 agricultural acres preserved**





# **BLTs in Development Proposals**

**As of March 2016 approximately:**

- **74 total BLTs have been required on sketch plan approvals since the program began**
  - **37 of these BLTs are for phased projects**







**Questions?**

