Building Lot Termination (BLT) Program
Montgomery County, Maryland

Montgomery Planning Board Briefing
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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?
Why Do It?
Sugarloaf Mountain from Old Hundred Road

Why Do It?
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:

- 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

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