



Supervisor Tony Buffington
Blue Ridge District
NewsFlash



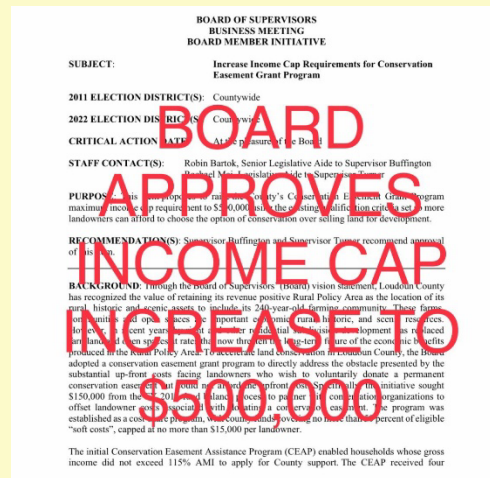
Conservation Easement Assistance Program Improved

**Income Cap Increased to \$500,000 to Further Incentivize
Permanent Protection of Western Loudoun's Rural, Historic
and Scenic Character Through the Use of Loudoun's
Conservation Easement Assistance Program**

Sent: February 9, 2023



I'm pleased to share that during Tuesday night's meeting, the Board adopted an increase to the County's Conservation Easement Assistance Program maximum income cap limit to \$500,000 in order to further incentivize increased use of the program to permanently protect western Loudoun's rural, historic and scenic character for the benefit of future generations.



There are many benefits that come with this income cap limit increase:

- **The increased income cap limit has no fiscal impact to the total amount of annual funding approved for the program.**
- **The \$150,000 in annual program funding remains available and will be distributed to applicants who meet all required assistance program criteria.** Historical program use data revealed that the previous income cap limit was overly restrictive thus resulting in only a portion of the approved annual funding being utilized to assist landowners with putting their land into permanent conservation easement.
- **Conservation easements permanently reduce the need for County infrastructure expenditures that would otherwise become necessary over time.** Every dollar invested into conservation easements saves untold amounts of future infrastructure and other development costs on projects such as the paving of gravel roadways, widening of existing roadways, construction of new schools, expansion of law enforcement, etc., etc.

- **Conservation easements permanently reduce the amount of by-right residential development potential that would otherwise exist.**

Many thanks to Supervisor Turner for co-sponsoring this Board Member Initiative with me in order to permanently preserve more of western Loudoun's remaining farmland and open spaces. I would also like to thank County staff for their continued work on this issue, and my colleagues for their support of this initiative.

About the County's Conservation Easement Assistance Program

The Conservation Easement Assistance Program provides financial assistance to Loudoun County landowners in placing their property under a conservation easement. **The assistance program reimburses up to \$25,000 in qualifying expenses, for up-front costs encountered by landowners who wish to voluntarily donate a permanent conservation easement.**

To learn more about the Conservation Easement Assistant Program, visit the [program webpage](#).



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

All our best!

A handwritten signature in black ink, appearing to read "Zoe B. [unclear]".

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