



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Establishment of the Building Lot Termination Program's Base and Maximum Easement Value and Agricultural Easement Program Base Value for FY2026	Executive Order No. 159-25	Subject Suffix
Montgomery County Office of Agricultural Services	Department No. OAG 78	Effective Date October 7, 2025

BACKGROUND

Chapter 2B of the Montgomery County Code establishes a building lot termination (BLT) easement program and the Agricultural Easement Program (AEP) for the purpose of purchasing easements to limit development and preserve agricultural land in the Agricultural Reserve Zone (AR).

For the BLT program: Section 2B.00.01.04(D)(1) of the Code of Montgomery County Regulations (COMCOR) provides that the County Executive will, by July 1st of each year, determine the Base Value, or base purchase price, and the Maximum Value, or maximum purchase price, of BLT Easements for that fiscal year. When determining the Base Value and the Maximum Value, the County Executive considers such factors as recent purchase prices paid for agricultural easements in Montgomery County, including BLT Easements, recent County transferable development right (TDR) prices, and recent fair market value prices paid for fee simple acquisition of County agricultural land, including prices for parcels with and without agricultural easements. Both the Base Value and the Maximum Value are expressed as percentages of the fair market value of a parcel of agricultural land in the AR Zone with at least one transferable development right and an individual on-site sewage waste disposal system. Both the Base Value and the Maximum Value are applicable County-wide. The price the County will pay for a BLT Easement must not exceed the Maximum Value.

For the Agricultural Easement Program (AEP) program: Section 02B.00.01 .02(F)(1) of the Code of Montgomery County Regulations (COMCOR) provides that the County Executive will, by July 1st of each year, determine the Base Value for the fiscal year. In setting the Base Value, the County Executive considers such factors as recent prices for agricultural easements purchased by the Maryland Agricultural Land Preservation Foundation within Montgomery County, recent County transferable development right (TDR) prices, and recent prices paid for fee simple acquisitions of County agricultural land, including prices for parcels with and without agricultural easements. The Base Value is applicable County-wide.

PURPOSE

The purpose of this Executive Order is twofold: 1) To set the "Base Value" and the "Maximum Value" for purchasing BLT easements for Fiscal Year 2026, and 2) To set the "Base Value" for purchasing AEP easements in Fiscal Year 2026.



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ACTION

For Fiscal Year 2026, it is hereby determined for the Building Lot Termination Program that:

The fair market value of a parcel of agricultural land in the AR Zone with at least one transferable development right and an individual on-site sewage waste disposal system is **\$544,000**;

The Base Value of a BLT Easement is **\$380,800** (70% of the fair market value), and the Maximum Value of a BLT Easement is **\$435,200** (80% of the fair market value).

For Fiscal Year 2026, it is hereby determined for the Agricultural Easement Program that: The Base Added Value for the Agricultural Easement Program will be 150 points.

Approved as to Form and Legality
Office of the County Attorney

By: 

Neal Anker
Assistant County Attorney

Date: 9/22/2025

APPROVED



Marc Elrich, County Executive

Date: 10-07-2025