

APPLICATION PROCESS

For the Sale of Development Easements

Duration - approximately 9 to 18 months

1. Landowner files an application with the Morris County Agriculture Development Board (CADB); a sample application is enclosed.
2. CADB reviews application, conducts a site visit and decides whether to approve the project.
3. Landowner is given 3-4 weeks to accept or reject the CADB's proposed preservation structure.
4. If proceeding, landowner will notify the CADB in writing and provide \$1,000 application fee. *This is the point of commitment.*
5. CADB has two appraisals done and property values are certified by the State Agriculture Development Committee (SADC).
6. CADB makes an offer to the landowner based on the two appraised values.
7. Landowner accepts offer and signs "Agreement of Sale". If offer is rejected, application fee is forfeited.
8. CADB draws up a formal "Deed of Easement," conducts title work and property survey.
9. Property "closing". Landowner receives cash for development rights sold.