APPRAISAL ORDER CHECKLIST

STATE AGRICULTURE DEVELOPMENT COMMITTEE
FARMLAND PRESERVATION PROGRAM

An appraiser shall not bid on or accept any SADC funded appraisal assignment without this list being completely filled out and signed

OWNER: ____________________________________________
Owner Address: ____________________________________________
Owner Phone Number: ___________________________ e-mail ____________________________

Applicant (if different): Contract Purchaser:

Applicant/Purchaser Address, phone, e-mail if contact is required

Location(Address of the Subject Property: ____________________________________________
Numerous Lots can be expressed as a range eg. B 1 L 1-12
Block/Lot(s)________ Municipality: __________________ County: __________

Gross Acreage of Property: _______ Acres.
Total Acreage attributed to Tidelands, Riparian or Border Water (subtract) - ______ Acres.
(Do not deduct freshwater, mod-ag wetlands or interior water – consult SADC for acreage)

Adjusted Gross Acreage: = ______ Acres.
Appraisers shall base their per acre analysis on the adjusted gross acreage
of the subject tax lot(s) including all exception area acreage. Only riparian,
tidelands and border water shall be excluded.

Total Acreage of Exceptions (subtract from adjusted gross acres) - ______ Acres.
(Do not deduct freshwater, mod-ag wetlands or interior water – consult SADC for acreage)

ACREAGE TO BE REPORTED IN APPRAISERS CERTIFICATION (Net) = ______ Acres.
(Appropriate direction concerning significant tidal, riparian or boundary waters shall be provided to the
appraiser. The landowner will only be paid on the net acreage. While the per acre value is based on the
adjusted gross acreage, the certification should only apply that per acre figure to the net acreage preserved
to give the client an accurate assessment of the total dollars that will be associated with the preservation
project. The SADC certifies dollars per acre, not the total dollars, as all projects are subject to a final
survey.)

DATE OF VALUE: Appraiser date of Inspection _______ or ___/___/____. If there is no need
for a specific date always check the date of inspection. All Planning Incentive Grant appraisals should
have a similar date (within one month +/- of each other).
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HOUSING OPPORTUNITIES ON PREMISES TO BE PRESERVED:
(Do not include existing residences that are within an exception area)
Existing residences: #_______ House size limitation __________ sq. ft.
RDSOs: #_______ House size limitation __________ sq. ft.
Agricultural Labor Housing: #_______ House size limitation __________ sq. ft.

House size limitations or exception restrictions (describe in detail):

EXCEPTIONS (all exception locations must be identified on mapping)
Exception #1: Size: __Acres __Severable __Non-Severable
Purpose: __ Existing Single Family Dwelling(s) __ Future Single Family Dwelling(s)
__ List any existing Non-Agricultural uses __ Future Flexibility
__ List / add Other
Restrictions: (Narratively use this space to describe any restrictions that will be placed on the exception area. This includes number of dwellings, building sizes, allowed uses etc.)

________________________________________

ADMINISTRATORS SHOULD FEEL FREE TO EXPAND THE NUMBER OF EXCEPTIONS
AS NEEDED THROUGH COPY AND PASTE OR ADDITIONAL PAGES

PROGRAM:
County Planning Incentive Grant (County): ___ Nonprofit Grant Program (Easement): ___
Planning Incentive Grant (Municipal): ___ Nonprofit Grant Program (Fee): ___
SADC Direct Easement Purchase: ___ SADC Resale Fee Simple ___

Federal Agricultural Land Easement (ALE) approved cost share: ___
See attachment highlighting the differences in the deeds between an SADC easement and an ALE easement. Appraisal treatment of exception areas will be consistent with SADC regulations, but federal ALE deed restrictions must be considered for the premises to be preserved.

Number of Permitted Subdivisions ___
Impervious Cover Limitation - __% 

Note: Please provide appraisers with the specific ALE deed of easement that will be recorded upon closing.

SUBDIVISION APPROVAL: 
Yes___ No___
Preliminary Date of Approval __________ extension(s) __________________________
Final Date of Approval __________ extension(s) __________________________

The subdivision approval ___ may / ___ may not be considered in the appraisals for this application. In either case, any engineering and studies may be shared with appraisers.
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If the property is the subject of final site plan approval, the appraisals must address the unique details of these approvals. **At a minimum the following shall be specifically addressed:**

1) When comparing the subdivision with comparable properties, the appraisers should thoroughly consider and address any significant atypical outstanding contingencies or permits in the subdivision resolutions.

2) If available specific septic testing supporting building on any of the proposed lots should be submitted and results included in the analysis.

3) As per the SADC appraisal handbook the appraiser shall consider the impacts on value resulting from any conservation easements recorded on the property, or any other restrictions on development or use of the property. *For example, “It appears a ____ acre parcel included in the subdivision was reserved for open space.”* The Township should provide the SADC and appraisers documentation regarding any recorded easements.

4) The appraisers must fully address if the approvals are still in effect and any possible impacts due to permit expiration of the New Jersey Permit Extension Act.

**Pursuant to N.J.A.C. 2:76-6.10 (b) and 2:76-6.11(c)1., the SADC may disapprove of an application if it determines that the applicant has initiated proceedings in anticipation of applying to sell a development easement or during the application process that have the effect of increasing the applicant’s appraised development easement value.**

### EXISTING EASEMENTS

<table>
<thead>
<tr>
<th>Existing Easements</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation Easements</td>
<td></td>
<td></td>
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<tr>
<td>Buffer ordinance/restrictions</td>
<td></td>
<td></td>
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<tr>
<td>Utility</td>
<td></td>
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<tr>
<td>Slope / Drainage</td>
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</tbody>
</table>

Note: Appraisers may not assume that easements that specifically prohibit disturbance and development can be reversed or receive variances.

**LOI required-** All Pinelands Appraisals should include value of agricultural improvements as per the special memorandum and SADC policy 42 issued in August 2002 to appraisers authorized to appraise Pinelands Properties.

**Transfer Development Rights:** (fill out only if property is in or eligible to be in a transfer development rights program)

- Subject Property is in a: ___ Sending Zone ___ Receiving Zone
- TDR Program is: ___ Local ___ Regional (Pinelands, Highlands etc.)
- Credits Allotted: _____ Verified. Source: ___________________
- Credits Estimated: _____ Verified. Source: ___________________
- Credits retired by preservation: _____ Credits retained by landowner: _____
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ZONING - All Appraisals must be appraised under current zoning - code(s) __________

The dual appraisal provision of the Highlands Act sunset on June 30, 2014. The provision has been extended by the Governor and NJ Legislature until June 30, 2019 only for properties located within the boundaries of the Highlands Preservation or Planning Areas that also continue to meet one of the following conditions. Appraisal assignments should identify the 1/1/04 valuation as a Hypothetical condition.

Check if eligible for 01/01/04 Qualification: Yes___ No___

Property is in the Highlands: ___ Preservation Area ___ Planning Area

Zoning and environmental conditions in place as of 1/1/04 (Hypothetical) – code(s)

__________________________________________________________

CATEGORY 1 STREAM If yes (please including mapping)

If the Property is located within 300 feet of a Category 1 stream or river please note:
_____ Category 1 waterway within property boundary OR Property is within _____ feet of a Category 1 waterway

If present, the C-1 stream 300’ buffer limitation must always be taken into consideration in any appraisal considering current environmental regulations. Only appraisals under the hypothetical condition that environmental and zoning regulations as of 1/1/04 are in place may ignore this fact.

OTHER (Include special instructions here or attach): _____________________________

The appraiser shall consider the impact of all exceptions, non-agricultural uses and effect of improvements as listed in the attached subject application in conformance with the SADC Appraisal Handbook.

http://www.nj.gov/agriculture/sadc/farmpreserve/appraisals/appraisalresources.html

Signed,

__________________________________________
(Program Administrator/Project Manager) Date

* This form shall be completed by the contracting agency and shall be contained as an addendum, along with the application and Green Light Review Letter, in the appraisal report.

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## Comparison Chart – SADC Deed of Easement vs. A.L.E. Deed of Easement

<table>
<thead>
<tr>
<th>State Agriculture Development Committee (SADC) Deed</th>
<th>FINAL Proposed Agricultural Land Easement (ALE) Deed</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Requires a farm conservation plan within one year of preservation</td>
<td>• Requires an ALE Plan</td>
</tr>
<tr>
<td>• Sod farming and ball-and-burlap type nursery operations permitted</td>
<td>• Sod farming and ball-and-burlap type nursery operations prohibited pursuant to the ALE regulations (paragraph 2.ii.)</td>
</tr>
<tr>
<td>• Haying, mowing, and harvesting for seed permitted the entire year</td>
<td>• Provision prohibiting haying, mowing, and harvesting for seed during certain nesting seasons for birds whose populations are in significant decline is only included if the property is in grassland use, an ALE grassland enrollment, or funded for conservation purposes that include conserving or restoring grassland uses or grassland dependent species. (paragraph 2.iv.)</td>
</tr>
<tr>
<td>• Extraction of materials for agricultural purposes not limited to a particular area on the premises.</td>
<td>• Extraction of materials for agricultural purposes is limited to a pre-defined area or acreage on the premises, but this limitation does not apply to grading and other normal site preparation activities necessary to facilitate construction of permitted improvements or the location of ponds. Also, the “extraction area” may be altered or relocated. (paragraph 5)</td>
</tr>
<tr>
<td>• Grantor may derive income from certain recreational activities.</td>
<td>• Grantor may derive income from certain outdoor recreational activities. (paragraph 7)</td>
</tr>
<tr>
<td>• Contains the paragraph in the SADC standard deed of easement (paragraph 7) regarding the prohibition of activities detrimental to soil conservation, etc.</td>
<td>• Prohibits grading, blasting, filling, sod farming earth removal and other soil disturbance activities except under certain enumerated conditions. (paragraph 8)</td>
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<td>Grantor has 12 months to take corrective action to come into compliance with its conservation plan.</td>
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<tr>
<td></td>
<td>Forest management and timber harvesting must be performed in accordance with a NJ forest management plan.</td>
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<tr>
<td></td>
<td>Construction and improvement of unpaved roadways servicing agricultural uses not prohibited.</td>
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<tr>
<td></td>
<td>Does not limit the number of subdivisions that grantor may seek.</td>
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<tr>
<td></td>
<td>Grantors may install utilities necessary for permitted residential and agricultural uses.</td>
</tr>
<tr>
<td></td>
<td>No provision requiring grantor and grantee to reimburse the U.S. its costs of enforcement.</td>
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<tr>
<td></td>
<td>Grantor has 180 days to take corrective action to come into compliance with the ALE plan. Clarified with NRCS that this provision ordinarily means that Grantor has 180 days to have the plan in place; not that the actions pursuant to the plan need to be implemented by then. (paragraph 9)</td>
</tr>
<tr>
<td></td>
<td>Forest management and timber harvesting must be performed in accordance with best management practices. If premises contain at least 40 contiguous acres of forest or at least 20% of premises is forested, timber harvesting must occur in accordance with NJ forest management plan prepared in consultation with grantee. Forest management plan not required for certain enumerated noncommercial activities. (paragraph 9)</td>
</tr>
<tr>
<td></td>
<td>Construction and improvement of unpaved roadways servicing agricultural uses subject to certain conditions. Added provision that the grant or modification of easements for roads is prohibited. (paragraph 13)</td>
</tr>
<tr>
<td></td>
<td>Limits the number of subdivisions that grantor may seek. Applicants may request allocation for future subdivision(s), however, such request is subject to NJ NRCS review and to be determined on a case-by-case basis. NJ NRCS preference is for no future subdivisions. (paragraph 16)</td>
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<tr>
<td></td>
<td>Grantors may only install utilities necessary for permitted uses on the Premises if the Grantee determines there will be minimal impact on agricultural use and conservation values of the premises. (paragraph 17)</td>
</tr>
<tr>
<td></td>
<td>Provision requiring grantor and grantee to reimburse the U.S. its costs of enforcement. However, there are additional provisions providing a process before the U.S. exercises its right of enforcement wherein the U.S. would first provide notice to the Grantee and</td>
</tr>
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</table>
### APPRAISAL ORDER CHECKLIST

| Committee of the nature of the non-compliance and provide a 180-day period to cure. Additionally, the amount of money the U.S. would be entitled to recover from the Grantee is capped at the amount of money the U.S. contributed toward the purchase of the ALE on that particular property. (paragraph 29) |

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