



ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE

Legislative and Fiscal Summary of Administration Legislation

To: Members, Anne Arundel County Council

From: Ethan Hunt, Director of Government Affairs /s/

Date: September 8, 2026

Subject: Resolution No. 28-26 – Resolution approving the application of Elizabeth Bonner to sell an agricultural land preservation easement to the Maryland Agricultural Land Preservation Foundation on 60 acres in West River, Maryland

This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Resolution No. 28-26.

Background

Pursuant to Title 2, Subtitle 5 of the Agriculture Article of the State Code, an owner of agricultural land may apply to sell an easement to the Maryland Agricultural Land Preservation Foundation (“Foundation”) on contiguous acreage of the agricultural land, subject to certain Code requirements and regulations established by the Foundation.

State law requires the local governing body to advise the Foundation as to its approval or disapproval of an application to sell an easement. In deciding whether to approve an application, the local governing body is to receive the recommendation of the Office of Planning and Zoning and the County Agricultural Preservation Advisory Board (“Advisory Board”) based on criteria and standards identified in Title 2, Subtitle 5 of the Agriculture Article of the State Code, as well as regulations adopted by the Foundation.

Pursuant to Section 1014 of the County Charter, when action is required of the “local governing body”, the action shall be taken by the County Executive and confirmed by the County Council.

Mrs. Elizabeth Bonner submitted an application (“Application”) to sell an agricultural land preservation easement on property consisting of 60 acres, more or less, known as 5403 Nutwell Sudley Rd, West River, Maryland (“Property”) to the Foundation. The Property is described in a deed dated June 2, 2020, and recorded in the land records of Anne Arundel

Note: This Legislative and Fiscal Summary provides a synopsis of the legislation as introduced. It does not address subsequent amendments to the legislation.

County, Maryland, in Book 34678, Page 3. A copy of the deed has been provided to the Council.

The Office of Planning and Zoning and the Agricultural Preservation Advisory Board have recommended approval of the Application, and the County Executive has approved the Application. The recommendation of the Office of Planning and Zoning and the minutes of the May 7, 2026 and June 25, 2026 meetings of the Agricultural Preservation Advisory Board reflecting its approval of the application have been provided to the Council.

Purpose

The purpose of this resolution is to confirm the County Executive's approval of an application by Elizabeth W.P. Bonner, to sell an agricultural land preservation easement to the Foundation on property located in West River, Maryland.

Fiscal Impact

Please see the Fiscal Note the Budget Office prepared for an explanation of the fiscal impact of this resolution. The Maryland Agricultural Land Preservation Foundation provides funding to purchase agricultural preservation easements. The Foundation Board has decided to combine funding from Fiscal Year 2027 and 2028 into one application cycle. The Foundation has estimated that approximately \$1.2 million will be provided in General Allocation funds for purchase of easements in each County. Additional State funds may be available if a County provides matching funds. The purchase price of the easements are established by appraisal, which will be conducted later in the application process. Based on the projected level of State funding and funds allocated to Capital Project C443400 (Agricultural Preservation Program) in the County Fiscal Year 2027 budget, there are sufficient funds to provide a full price offer for this easement and the other Foundation applications from Anne Arundel County in this cycle.

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Michael Stringer, Agricultural and Woodland Preservation Program Manager, or Christine Neiderer, Office of Law. Thank you.

cc: Honorable Steuart Pittman, County Executive
Christine Anderson, Chief Administrative Officer
Jenny Proebstle, Chief of Staff
Gregory Swain, County Attorney
Chris Trumbauer, Budget Officer
Jenny B. Dempsey, Planning & Zoning Officer
Michael Stringer, Agricultural and Woodland Preservation Program Manager