



BERKS COUNTY *agricultural land* PRESERVATION BOARD

Berks County Agricultural Center
1238 County Welfare Road, Suite #260
Leesport, PA 19533 - 9199
(610) 378-1844 Fax (610) 378-7983
www.countyofberks.com/alp

Ownership Change: Landowner Responsibility

The procedure outlined below will assist you in transferring your preserved farm. A transfer of ownership occurs **every** time that a new deed is created for the property; including transfers from the current owners to themselves, or from the current owners into trusts. You may submit a **draft of your deed before settlement, and the Staff will review it for compliance with the requirements that are outlined below.** These requirements come from both Section 138e.227 of Agricultural Conservation Easement Purchase Program Regulations, and Section 11 of the Deed of Agricultural Conservation Easement.

1. The new property deed **must** include the easement restrictions.
 - a. This is most easily done by attaching the entire Deed of Agricultural Conservation Easement to the new property deed as an exhibit.
 - i. The **entire** Deed of Agricultural Conservation Easement includes:
 - a. The Deed of Easement itself;
 - b. Subdivision Guidelines for Berks County, if applicable (farms preserved in 1996 and after); and
 - c. The legal description of the eased property.
2. Notification of the transfer must be forwarded within 30 days after closing to:
 - a. Berks County Agricultural Land Preservation Board
1238 County Welfare Road, Suite 260
Leesport, PA 19533

and

 - b. Pennsylvania Bureau of Farmland Preservation
Pennsylvania Department of Agriculture
2301 North Cameron Street, Room 402
Harrisburg, PA 17110-9408
3. The notification must include the following:
 - a. The name, address and telephone number of the seller;
 - b. The name, address and telephone number of the buyer;
 - c. The price per acre or portion thereof involved in the transfer;
 - d. The instrument number assigned by the recorder of deeds; and
 - e. A copy of the deed.

Please note: No farm can be subdivided without **first** obtaining approval from the Berks County Agricultural Land Preservation Board and the Pennsylvania State Agricultural Land Preservation Board. Additionally, there are different deed requirements for subdivided parcels. These are best discussed on a case by case basis.

If you have any questions, contact Amanda Burkard-Sell, ACE Program Coordinator at 610-378-1844 x 2540.