



HILLTOWN TOWNSHIP
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Hilltown, PA 18927
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HILLTOWN TOWNSHIP
OPEN SPACE PRESERVATION PROGRAM
EXPRESSION OF INTEREST FORM

This form is used for the Landowner's preliminary expression of interest in possible participation in Hilltown Township's Open Space Preservation Program. Submission of this form does not, in anyway, legally commit the Landowner or the Township. This form may be delivered to the Township offices or mailed to the above address, attention: Township Manager.

The Open Space Program follows the guidelines as determined in the Township's most current Open Space Plan. This Plan explains the Township's Goals and Objectives as it pertains to open space and land preservation. It is understood that it is not financially possible to purchase all open space properties or conservation easements. Therefore, the purpose of the Open Space Plan is to develop criteria and a subsequent ranking system to prioritize potential open space parcels for land preservation consideration, regardless of preservation method. Parcels of open space are evaluated against these criteria and are given corresponding points. These points are then totaled and all parcels under consideration are ranked according to the highest point value. The subsequent points earned will then be compared to the other parcels of interest, and all parcels are re-ranked to include the new addition. The results will be reviewed by Hilltown Township Board of Supervisors who will make the ultimate decision of which parcels of open space to pursue for land preservation negotiations.

On the attached form, please provide as much information as you have conveniently available. A "Definition of Terms" is provided for your perusal. You will receive in the mail a letter acknowledging the Township's receipt of your "Expression of Interest Form" so that you may know it has been safely received. Should discussions proceed with the Township, landowners should consult their personal attorneys, accountants and/or financial planners for tax and legal advice.

Hilltown Township Open Space Preservation Program

Definition of Terms

“Easement” An easement is a limited legal right, granted by the owner of the property, to use all or a part of the owner’s property for specific purpose. An easement may be a positive or affirmative right such as a Trail Easement which permits the public to walk on a certain portion of the land. Or, the easement may be cast in terms of a negative such as a Conservation Easement which restricts the owner’s right to develop the property.

“Conservation Easement” The landowner relinquishes the right to develop, improve or modify the property and buildings on the property. Typically, the Landowner will grant the easement for a portion of the property which is raw or unimproved land only. If the landowner’s residence is on the same property, the landowner may retain full ownership and rights to the residence and adjacent buildings plus a certain amount of the surrounding acreage (for example, 5 or 10 acres). In practical effect, the landowner gives up the landowner’s development right to the property.

“Trail Easement” The landowner grants the Township an easement of right for the public to use a portion of the property for walking, jogging, bike riding and similar uses such as roller skating. However, no motorized vehicles will be permitted on the trail except for police, maintenance and other emergency vehicles. Other restrictions, such as time of use, will be imposed and enforced by Township ordinance. The minimum width of the easement will typically be about ten (10) feet but it may be wider. There may also be a wider temporary easement for use, from time to time, for construction and maintenance purposes as the Township may pave the easement.

“Bargain Sale” The landowner transfers ownership of all or part of the property to the Township by a transaction which is in part a sale as the Township pays the owner for part of the value of the property and which is part a sale as the Township pays the landowner for part of the value of the property and which transaction is in part a gift or donation by the owner to the Township of part of the value of the property. For example, the property may have a value of \$10,000 per acre. The landowner could agree to a bargain sale by which the Township agrees to pay the landowner \$7,000 per acre and the landowner agrees to donate the remaining fair market value of \$3,000 per acre to the Township. The landowner may receive tax deductions and benefits for the gift portion of the bargain sale.

Hilltown Township Open Space Preservation Program

Expression of Interest Form

1. Identification of Landowners & Property Location

Name (s) of Landowner (s): _____

Mail Address of Landowner (s): _____

Address of Property for Open Space Program: _____

Tax Map Parcel Number: (TMP): 15- _____ - _____ - _____

Acreage:

Total Acres: _____

Total Acres for Open Space Program: _____

Phone Number: _____ Email Address: _____

Designated Representative Contact Information: (If filled out we will only contact Representatives)

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

2. Type of Interest in Open Space Program (Check all that apply)

I would consider a possible Donation/Gift to Township:

- _____ Ownership of Land
- _____ Conservation Easement
- _____ Trail Easement
- _____ Combination (Please explain below)

I would like to be considered for Township purchase and a acquisition of the following interest in my land:

- _____ Ownership of Land
- _____ Conservation Easement
- _____ Trail Easement
- _____ Combination (Please explain below)

Bargain Sale:

_____ Yes, I would consider part or all of my property for a “Bargain Sale” to the Township.

Farmland Conservation:

_____ I am interested in more information about the Bucks County Agricultural Land Preservation Program, the joint state/county Farmland Preservation Program.

Historic Preservation:

_____ I am interested in preserving the historic nature of my property. (Please explain)

Other Proposal:

The Township is receptive to all kinds of offers and creative suggestions regarding Open Space Preservation. If you have a proposal to make that does not fit into the above categories or another suggestion, please use this space to explain your proposal (attach addition pages, if necessary):

3. Additional Unique Factors and Characteristics of Property

Please describe any additional characteristics of your property that would help the Open Space Committee (for example, environmental factors such as forest, wetlands and habitat, etc.):

_____ Date _____ Signature

_____ Date _____ Signature