



East Rockhill Township

1622 N. Ridge Road
Perkasie, PA 18955

215-257-9156

Manager@EastRockhillTownship.org

OPEN SPACE PRESERVATION PROGRAM **EXPRESSION OF INTEREST FORM**

This form is used for the Landowner's preliminary expression of interest in possible participation in East Rockhill Township's Open Space Preservation Program. Submission of this form does not, in anyway, legally commit the Landowner or the Township.

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. The East Rockhill Township Board of Supervisors 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.

Should discussions proceed with the Township, Landowners should consult their personal attorneys, accountants and/or financial planners for tax and legal advice.

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 Trail Easement which permits the public to walk on a certain portion of the land or 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, 3 or 4 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. 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.

East Rockhill Township Open Space Preservation Program
Expression of Interest Form

1. **IDENTIFICATION OF LANDOWNER & PROPERTY LOCATION:**

Landowner:	
Name(s):	
Mailing Address:	
Phone Number:	Email:
Designated Representative Contact: (if completed we will only contact the Representative)	
Name:	
Address:	
Phone Number:	Email:
Property for Open Space Program:	
Address:	
Tax Map Parcel Number (TMP):	12-
Acreage:	
Total Acres:	
Total Acres for Open Space Program:	

2. **TYPE OF INTEREST IN OPEN SPACE PROGRAM (Check all that apply):**

<p>I would like to be considered for a possible Donation/Gift to Township:</p> <p style="margin-left: 40px;"> <input type="checkbox"/> Ownership of Land <input type="checkbox"/> Conservation Easement <input type="checkbox"/> Trail Easement <input type="checkbox"/> Combination (please explain below) </p>

I would like to be considered for possible **Township purchase and 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.

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 additional pages, if necessary):

3. ADDITIONAL UNIQUE FACTORS AND CHARACTERISTICS OF PROPERTY:

Please describe characteristics of your property that would help. For example, environmental factors such as forest, wetlands and habitat, etc.:

_____ Date

_____ Signature