

# *Town of Canandaigua*

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*Established 1791*

## **PURCHASE OF DEVELOPMENT RIGHTS (PDR) FACT SHEET**

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### **What is a PDR?**

A Purchase of Development Rights (PDR) is a transaction between a farm owner and the easement holder (in this case, the Town of Canandaigua or a Preservation Partner) involving the sale (or donation) of development rights on the land involved that results in a perpetual conservation easement on the farmland. It means that the land can never be developed and will always remain as farmland. PDRs are available to farmers through a grant program from the New York State Department of Agriculture & Markets (Ag & Markets).

### **Why would I want to apply for a PDR for my farm?**

If you would like to ensure your farmland is utilized for agricultural purposes indefinitely and are concerned about development pressure from surrounding areas, then a PDR might be right for you. Here are some benefits of the PDR program:

- A PDR provides financial assistance to the land owner as an incentive to 1) not sell the land, and 2) keep the land in active agricultural production, and
- Provides perpetual protection of the farmland even if it is sold or changes hands (i.e. the landowner passes away and it is inherited by someone who may or may not be interested in farming).

### **Who pays for the development rights in a PDR agreement?**

In this case, funding is being provided by Ag & Markets in the form of a Farmland Protection Implementation Grant and supported by the Town of Canandaigua.

### **Will my rights as a landowner be void if my farm becomes protected by a PDR?**

Not all of them. The right of the landowner to develop the property or sub-divide the land would be removed permanently by entering into a PDR agreement. The purpose of this program is to preserve farmland and protect it from being developed into a residential neighborhood or an industrial (non-farming) property.

### **Is all farmland or undeveloped land eligible for a PDR?**

No. Only land that is considered to be viable and active agricultural land is eligible. See the following criteria:

- The land must support farming operations (production of crops, livestock, livestock products)
- The property(s) should lie within the Town's designated Strategic Farmland Protection Area and Ontario County's Agricultural District.
- The land must not have any existing conservation easements or PDRs.
- The area of land being considered for PDR must be  $\geq$  50 acres (can be multiple parcels/owners).