



Building

You may decide to renovate or construct new buildings on your new property. While buildings used for agricultural purposes

only are generally exempt from obtaining building permits - you will need permits for any plumbing or electrical construction. Although your current use may fall into this category you should consider what future uses might be possible — always contact DPS to discuss what you plan to do with your new land. Call 311 or 240-777-0311 or access:

<https://permittingservices.montgomerycountymd.gov/DPS/general/ContactUs.aspx>

Other Considerations



If you have 8 animal units (8,000 lbs) on site you will need a Nutrient Management Plan. Contact Amanda Laudwein, Maryland Extension laudwein@umd.edu 301-590-2840

You *may* need a county stable license. Contact the County Animal Services Division to see if that is a requirement for your farm 240-773-5900

You will need a state stable license if you board or sell more than 5 horses annually or hire or give instruction on one or more horses.

Contact MDA Maryland Horse Industry Board http://mda.maryland.gov/horseboard/Pages/horse_board.aspx 410-841-5861.

You will need a Soil Conservation and Water Quality Plan if you have 11 or more horses onsite or need a stable license. Plans are free, provide good information, access to cost share opportunities and are available for any size farm.

Contact Montgomery Soil Conservation District <https://www.montgomeryscd.org/> 301-590-2855.



Montgomery
SCD

Montgomery Soil Conservation District

18410 Muncaster Rd.
Derwood, MD 20855

301-590-2855

Email: Karen.Walker@md.nacdnet.net

Picturing Yourself on Your Own Farm?



We can help....

Buyers Checklist

1. Find an agent who is knowledgeable about farm properties, particularly the type of farm you are looking for.
2. Get preapproved for as much loan funding as you feel comfortable with.
3. Research insurance –farms may require additional insurance provided by specialized brokers.
4. Decide on the size of farm you need (for horse properties a good rule of thumb is 2 acres per horse if you plan on having *any* turn out).
5. Have an adequate water source and have the water tested.
6. Research the soil type and what it means. If you plan to grow crops or raise horses or other livestock, make sure the soil you have will sustain that.
7. Check the zoning and make sure the property is correctly zoned for what you intend to do with it.
8. Check the assessment and tax requirements.
9. Familiarize your self with state and county environmental laws concerning agricultural activities by finding the local, state and federal agricultural assistance agencies that are there to help you.



Before you finalize the sale

General Information

Montgomery County Office of Agriculture

<https://www.montgomerycountymd.gov/ag/services/>
301-590-2823

Farming - Horticulture - Nutrient Management University of Maryland Extension

<http://extension.umd.edu/montgomery-county>
301-590-9638

Soils –Streams –Erosion– Conservation Planning Montgomery Soil Conservation District (MSCD)

<https://www.montgomeryscd.org/>
301-590-2855

NRCS Websoil Survey

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Zoning—Permitted uses

Montgomery County Planning Department

<http://montgomeryplanning.org/development/zoning/>
301-495-4610

Water and Septic

General information

Department of Environmental Protection (DEP)

<https://www.montgomerycountymd.gov/water/supply/well-and-septic.html>

Permits

Department of Permitting Services (DPS)

<http://permittingervices.montgomerycountymd.gov/dps/general/AboutDPS.aspx>

County agencies can be reached by dialing 311 or 240-777-0311



Making it your own

Often farms will have unused buildings or trees that don't fit with your vision of your perfect farm. In Montgomery County there a variety of regulations in place to help reduce environmental harm. Agricultural lands may receive exemptions from some requirements.

But ...

Always contact the correct agency before you start making any major changes.

Demolition— In Montgomery County buildings used exclusively for Agricultural are generally exempt from demolition permits but always check with Department of Permitting Services <http://permittingervices.montgomerycountymd.gov/DPS/general/Home.aspx>

Burning –Open burning of agricultural debris requires a permit from the **Department of Environmental Protection. (DEP)**
<http://www.montgomerycountymd.gov/green/air/open-burning.html>

Tree removal – In general if you propose removing more than 5,000 square feet of tree canopy or disturbing 5,000 square feet of soil you will need to contact DPS or MSCD. If the tree removal is for agricultural purposes you must contact MSCD for assistance in obtaining an exemption from County forest conservation requirements.
<https://www.montgomerycountymd.gov/green/trees/permits-and-concerns.html>

Grading—If you disturb more than 5,000 square feet of soil or import more than 100 cubic yards of fill dirt for an agricultural operation you will need to contact MSCD before disturbing or importing soil onto the property. The District can also assist you with complying with county sediment and erosion control requirements by creating a sediment and erosion control plan for your agriculturally related activities.
301-590-2855.