

Application: Prince William County Purchase of Development Rights (PDR) Program

Program Overview

The Prince William County Purchase of Development Rights (PDR) Program is a voluntary program designed to preserve working farms, protect open space, and maintain the County's rural character. Through this program, the County compensates landowners who permanently limit development on their land by placing a conservation easement on the property. Participating landowners retain ownership and use of their land for agriculture, forestry, and other compatible purposes while helping to ensure the long-term protection of the County's natural and agricultural resources.

Benefits to Landowners:

- Receive compensation for limiting development potential.
- Continue farming or other permitted rural uses.
- Potential estate planning and tax advantages.
- Contribute to the preservation of Prince William County's environmental and agricultural heritage.

Eligibility:

- Property must be located within one of the eligible Comprehensive Plan land use designations (AF, POS, ORPA, or CRHS).
- Property must meet minimum acreage requirements and other program criteria.
- Landowners must be willing to permanently restrict development through a conservation easement.

Full Eligibility Criteria: <https://www.pwcva.gov/assets/2026-04/PDR%20Eligibility%20Criteria.docx>

Notice

Prince William County treats all applicants and applications equally in accordance with federal and state law. The County does not discriminate based on religion, race, sex, age, national origin, or disability in any of its planning, permitting, utilities, or land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government entity may discriminate against any religion or individual on the basis of race, sex, age, national origin, or disability in its administration of zoning, land use, or related procedures. In compliance with the Religious Land Use and Institutionalized Persons Act (RLUIPA), Prince William County does not enforce zoning or land use laws in a way that places an unjustified substantial burden on religious exercise by a person, assembly, or institution.

Furthermore, RLUIPA prohibits governments from treating religious assemblies or institutions less favorably than comparable non-religious assemblies or institutions, and from implementing land use regulations that discriminate against religious organizations.

Prince William County is committed to fairness, equity, and non-discrimination in all aspects of its land use planning and decision-making.

Application Instructions

Application Form: Type or print clearly in dark ink. Complete all items to the best of your ability; if additional space is needed, please attach separate pages. All property owners must sign the application. Submit all completed applications to PDRProgram@pwcgov.org or fill out this application online: [PDR Online Application](#)

Ordinance: Prince William County's Purchase of Development Rights Ordinance may be found on the County's website.

Property Size: Property must be no less than 20 acres. This may include multiple contiguous parcels or a portion of a parcel.

Section 1: Applicant Information

Primary Applicant Name: _____

Mailing Address: _____

City, State, ZIP: _____

Phone Number: _____

Email Address: _____

Co-Applicant Name (if any): _____

Section 2: Interest in PDR Program

Why are you interested in selling development rights on your property?

How many acres are you interested in protecting under this program?

_____ acres

Section 3: Property Information and Conservation Details

Address(es) of Proposed Parcel(s):

GPIN(s) of Proposed Parcel(s):

Total Acreage of Each Parcel (i.e. [parcel address], [acreage]; etc.)

Principal Land Use:

☐Agriculture ☐Forestry ☐Residential ☐Mixed-use ☐Other:

Approximate acreage of open land (e.g. cropland, pasture, fallow, forest, etc.)
(total for all parcels)

_____ acres

Do parcel(s) include cropland or pasture that has been harvested or grazed at least 3 out of the past 5 years? ☐Yes ☐No

Total Acreage of Active Farmland/Cropland/Pasture: _____ acres

Is the property recognized as a Virginia Century Farm by the Virginia Department of Agriculture and Consumer Services?

☐Yes ☐No ☐I don't know

Do parcel(s) contain timber land that has an executed forestry commitment or an approved professional forest plan? ☐Yes ☐No

Total Acreage of Active Timberland: _____ acres

Has a Forest Management Plan or Forest Stewardship Plan been approved for the property? ☐Yes ☐No ☐I don't know

Have any plans been filed or implemented through the Prince William County Soil & Water Conservation District or other applicable agency? (check all that apply)

☐Nutrient Management Plan

☐Conservation Plan

☐Stormwater Management Plan

☐None of the above

☐I don't know

☐Other:

Are the proposed parcels within or adjacent to an established or familiar visual feature that is of a historic landscape?

☐Yes ☐No ☐I don't know

Section 4: Additional Property Information

Are there existing easements or deed restrictions on the property?

☐Yes ☐No ☐I don't know

If yes, please describe:

Please indicate all deeds of trust associated with the proposed parcel(s):
(deed/instrument number(s))

Are there any present or pending liens, judgments, or court proceedings against any of the proposed parcels? ☐Yes ☐No ☐I don't know

List all present or pending liens, judgments, or court proceedings against the proposed parcel(s). Include the date, parties involved, instrument number, legal reference, or case number:

Are any of the proposed parcels subject to any leases, options, or restrictions on the use or sale of any property rights? ☐Yes ☐No ☐I don't know

List the number and type of existing structures on the property and their uses:

Is the parcel subject to an approved preliminary subdivision plan?
☐Yes ☐No ☐I don't know

Section 5: Required Attachments Checklist

(please check any that you are able to provide)

- ☐Copy of property deed(s)
- ☐House location survey plat
- ☐Subdivision plat (if applicable)
- ☐Lot grading plan and any revisions
- ☐None of the above

Section 6: Signature and Acknowledgment

By signing below, I/we certify that the information provided in this application is accurate to the best of my/our knowledge. I/we understand that submission of this application does not guarantee acceptance into the PDR Program and that additional documentation and evaluation will be required. I/we authorize representatives of Prince William County to access the property for evaluation purposes, with prior notice.

Primary Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

Please return completed applications to:

Prince William County Public Works, Environmental Management Division

PDRProgram@pwcgov.org

703-792-7070