

State of Maryland  
Department of Agriculture



The Wayne A. Cawley, Jr., Building  
50 Harry S. Truman Parkway  
Annapolis, MD 21401  
410-841-5860/ FAX: 410-841-5730

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
APPLICATION FOR TENANT HOUSE**

**NAME:** \_\_\_\_\_

**CONTACT ADDRESS:** \_\_\_\_\_

**FILE NO.:** \_\_\_\_\_ **COUNTY:** \_\_\_\_\_ **ACRES:** \_\_\_\_\_

**PROPERTY STATUS** (circle one):      **DISTRICT**      **EASEMENT**

**A. PLEASE ANSWER THE FOLLOWING QUESTIONS AS THEY RELATE TO THIS PROPERTY** (circle one):

Has the Foundation approved the construction of any tenant houses on this property in the past?	Yes	No	N/A
If so, has the tenant house been constructed?	Yes	No	N/A
Has the tenant house been subdivided or conveyed to an individual other than you?	Yes	No	N/A
Has the tenant house been conveyed separately from the original parcel?	Yes	No	N/A
Is it occupied by someone actively engaged in the agricultural operation of the farm?	Yes	No	N/A
If so, what is the name of the individual(s) occupying the tenant house and his/her relationship to the farming operation?			

**B. PLEASE ANSWER THE FOLLOWING QUESTIONS AS THEY RELATE TO THE CURRENT REQUEST FOR A TENANT HOUSE ON THIS PROPERTY:**

Describe your general/specialized farming operation: \_\_\_\_\_

What is the approximate acreage and number of animal units (if applicable) managed to help explain the need for the requested tenant house? \_\_\_\_\_

Describe the current land use of the area to be disturbed in constructing the tenant house: \_\_\_\_\_

Describe the access to the proposed tenant house (i.e. existing farm lane or newly constructed road): \_\_\_\_\_

What is the name of the individual(s) who will be occupying the tenant house if approved? \_\_\_\_\_

Briefly explain the responsibilities of the tenant and how they will help in the overall operation of the farm: \_\_\_\_\_

**C. CRITERIA:** (Criteria based on COMAR 15.15.03.03)

Note: The approval for the construction of a tenant house by the Maryland Agricultural Land Preservation Foundation is not an absolute right of a landowner, and requests shall be reviewed by the Foundation on a case-by-case basis. Each request shall be reviewed to determine if a proposed tenant house is necessary based on the nature of the farming operation.

1. A request for a tenant house may not be considered by the Foundation for any farm of less than 100.00 acres.
2. Not more than one tenant house per full 100.00 acres may be considered by the Foundation for a farm (e.g., one house for 100.00-199.99 acres, two for 200.00-299.99 acres).
3. A tenant house may be approved for and occupied only by tenants whom one or more is fully engaged in the operation of the farm.
4. The Foundation shall approve the location and size of the tenant house as an accessory structure. Unless the Foundation approves otherwise, a tenant house:
  - a. Shall be located in the vicinity of other farm buildings; and
  - b. May not be located on a farm field.
5. A tenant house, including its size and location, may not be approved by the Foundation unless it conforms to local planning and zoning regulations.
6. A tenant house and the land where it is constructed may not be subdivided and separately conveyed from the farm subject to the easement.
7. The Foundation may not approve the construction of a tenant house solely for the purpose of producing rental income.
8. The owner(s) of land on which a tenant house is constructed cannot be a tenant or occupy an approved tenant house.

**D. SPECIAL EXCEPTION TO CRITERIA:**

A request for a tenant house to be included in an agricultural subdivision may be considered provided:

1. The parcel to be subdivided is conveyed to an adjoining easement property;
2. The maximum density requirement of one tenant house per 100.00 acres has not been reached on that adjoining easement property; and
3. The agricultural subdivision otherwise meets all other requirements of the Foundation and has been approved.

**E. APPLICATION PROCEDURES :**

Before the Foundation considers a request for the construction of a tenant house, all of the following information shall be submitted:

1. An Application for Tenant House which has been completed and signed by all titled landowners.
2. An unmarked copy of the tax map, which outlines the entire district or easement property.
3. A second copy of the tax map, which shall include the following:
  - a. Property boundaries of the district or easement property
  - b. Location of, and access to, the proposed tenant house; and
  - c. Location of, and access to, all pre-existing dwellings, lot exclusions, tenant houses, and farm buildings.
4. A written statement signed by the landowners indicating how much the tenant will be compensated for the tenant's work.
5. Written verification from the County Program Administrator describing the following:
  - a. The current overall farm operation; and
  - b. The need for the proposed tenant housing to support the current farming operation.
6. A letter of recommendation from the local Agricultural Land Preservation Advisory Board.
7. A written statement from the local Planning and Zoning Office or the County Program Administrator that the proposed tenant house can be constructed under current local regulations.
8. Any other information necessary for the review of this request.

The Maryland Agricultural Land Preservation Foundation's Board of Trustees will review each request for a tenant house on a case-by-case basis and will consider the county's recommendation, statement of conformity, the agricultural capability of the land and any supporting documentation.

*NOTE: No tenant houses shall be constructed without the written approval of the Foundation. The approval for the construction of a tenant house by the Maryland Agricultural Land Preservation Foundation is not an absolute right of a landowner, and requests shall be reviewed by the Foundation on a case-by-case basis. Each request shall be reviewed to determine if the proposed tenant house is necessary based on the nature of the farming operation. A tenant house shall be of appropriate size and located on a farm consistent with COMAR 15.15.03 and its purpose for housing for a tenant fully engaged in the operation of the farm.*

In signing this application, the landowner agrees with the items listed below, as designated in COMAR 15.15.03:

1. I/We understand that upon request to and written approval from the Foundation, I may construct housing for tenants fully engaged in the operation of this farm.
2. I/We understand that construction may not exceed 1 tenant house per full 100 acres. (Example: Construction of one tenant house is permitted for one house for 100.00 to 199.99 acres, etc, two tenant houses for 200.00 to 299.99 acres, etc.)
3. I/We understand that the land on which a tenant house is constructed may not be subdivided or conveyed to an individual.
4. I/We understand that the tenant house may not be conveyed separately from the original parcel.

**NOTE: THIS REQUEST WILL NOT BE PROCESSED BY THE FOUNDATION UNLESS THE INFORMATION REQUESTED IS COMPLETE AND NECESSARY ATTACHMENTS ARE SUBMITTED WITH THIS APPLICATION. INCOMPLETE APPLICATIONS WILL BE RETURNED.**

\_\_\_\_\_  
Landowner Signature/Date

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Landowner Signature/Date

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Landowner Signature/Date

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Landowner Signature/Date

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Landowner Signature/Date

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Landowner Signature/Date