

**An Agricultural Security Area (ASA) is a special designation for a collection of farms. The Agricultural Security Area Act was adopted in 1981 to strengthen and protect agriculture in Pennsylvania. Being in an ASA is the easiest and least restrictive way to protect your ability to conduct normal farming operations.**



**Q** Does being in an ASA limit how I use my land?

**A** No. You still have to follow the zoning ordinance and local land use controls but there are no additional restrictions.

**Q** Are there minimum size or other requirements I need to meet to be eligible?

**A** The minimum size is 10 acres and the land must be used for the agricultural production of crops, livestock or livestock products.

**Q** Does being in an ASA lower my property tax?

**A** No. That is a different program known as Act 319 which is also called as the "Clean and Green" program. Contact information for Act 319 is listed on the back of this brochure.

**Q** Once I am in an ASA, do I need any special permission or do I pay a penalty if I decide to sell or develop my land?

**A** No.

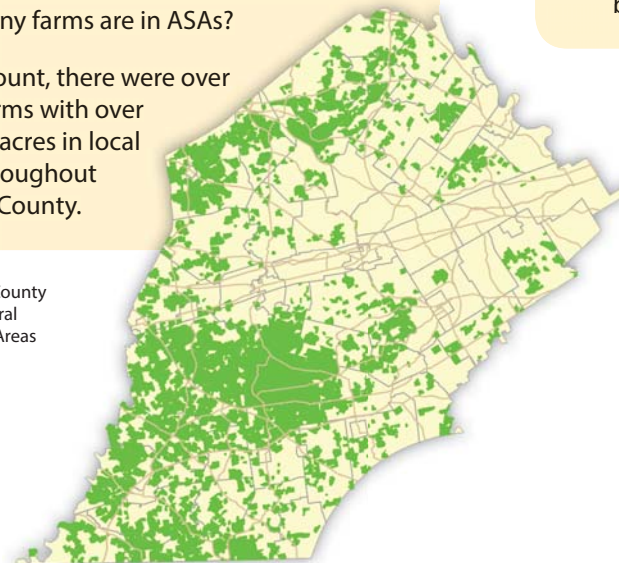
**Q** Do I keep all of my development rights if I enroll in an ASA?

**A** Yes. You keep all of your development rights and also receive some protection against nuisance claims and condemnation.

**Q** How many farms are in ASAs?

**A** At last count, there were over 4,000 farms with over 130,000 acres in local ASAs throughout Chester County.

 Chester County Agricultural Security Areas



**Q** If the weather does not cooperate, sometimes I need to work in the fields late into the night. Will being in an ASA protect me if people complain about the noise?

**A** Yes. Being in an ASA protects you from local laws or ordinances that limit things like noise and smells that are a part of a normal farming operation.



**Q** Are there other benefits to be in an ASA?

**A** Yes. Being in an ASA provides a layer of protection from condemnation. It also is required if you want to sell your development rights to the county farmland preservation program. See the back of this brochure for contact information.

**Q** If I sell my development rights to the county farm preservation program—who owns and runs my farm?

**A** You do. Through this program, you only sell your development rights. You keep your rights to farm. You can also sell or lease the land for farming.

**Q** What is the “down” side to being in an Agricultural Security Area (ASA)?

**A** There isn’t any. If you decide to sell or develop the land there is no financial penalty and you don’t have to withdraw from the ASA—the township will automatically take care of that during its seven year review.

**Q** This sounds great. How do I sign up?

**A** You need to submit a simple one page application to the township where your farm is located—unless they do not have an ASA. If you are not sure where to submit the application, you should call the township. The Chester County Department of Open Space Preservation can also help at 610-344-5656.

**Q** If I am in an ASA and enrolled in Act 319, can I still sell or donate my development rights to the Chester County Farmland Preservation Program?

**A** Yes. These are three different programs. You can still get paid for your development rights and keep owning and farming your land even if you are in an ASA and also enrolled in Act 319. You can learn more details about each of these programs using the internet site links in this brochure or by calling the phone number for the program you are interested in.

# For MORE information

## Agricultural Security Areas

[www.chesco.org/openspace](http://www.chesco.org/openspace)

Go to “Farmland Preservation” then “Agricultural Security Areas”

For the application – go to “Program Requirements & Applications” then “Agricultural Security Area Application” or call: 610-344-5656

## Farmland Preservation Easements

[www.chesco.org/openspace](http://www.chesco.org/openspace)

Go to “Farmland Preservation” or call: 610-344-5656

## ACT 319

[www.chesco.org/assessment](http://www.chesco.org/assessment)

Go to Act 319 – “Clean & Green” or call: 610-344-6105



Chester County Board of Commissioners

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

2017

Protect  
**YOUR**  
Right to  
Farm in  
**Chester**  
County, PA

Sign  
**UP**  
Today!

JOIN an Agricultural Security Area