

Frequently Asked Subdivision Questions

Chester County Agricultural Land Preservation Board (CCALPB)

1. Do I need anything other than CCALPB approval to subdivide my land? Yes.
 - The subdivision must be formally approved by the Township.
 - Any and all land disturbances associated with the subdivision must be conducted in accordance with erosion and sedimentation laws.
2. Is there a minimum acreage I have to have to request CCALPB subdivision approval? Yes.
 - 50 acre minimum for the state program
 - 25 acre minimum for the challenge grant program
 - Unless parcel is adjacent to existing easement then 10 acre minimum for either program.
 - Both the remaining farmland and the acreage being subdivided off must meet the CCALPB approval as being economically viable farms.
3. Are additional residential structures permitted on my farmland easement? It depends.
 - Only one additional residential structure permitted per deed.
 - Unless it is a county only deed from 1992 to 1996, then the deed says in paragraph 2 (e) “In addition to the one new dwelling unit authorized in paragraph 2 (b) above, one additional dwelling unit per 100 acres will be permitted for parcels in excess of 100 acres.”
 - Must record which parcel or lot will obtain the additional house right.
4. If I want to use my house right, are there any issues I need CCALPB to review or approve? Yes.
 - 2 acre curtilage including the house, the well, the septic system, and the access to the house must be surveyed out. This is not flexible.
 - House location must be approved by CCALPB. Simple requests such as road frontage that has the minimum impact on farmland and farming operations will have shortest review times and can be completed by a staff member.
5. Can we use two acres anywhere on the farm? No.
 - The more a proposed location has the potential to impact farm operations or requires more explanation, the more likely is the matter will need to be presented at a regularly scheduled CCALPB meeting (current meeting schedule is online. Please call the day of the meeting to confirm. In the event a meeting is cancelled, a note is placed on the door. If you ask and provide a phone number, staff will be glad to provide a personal notification).
6. What if I am just selling one full tax map parcel that has its’ own deed separate and apart from the rest of my farm?
 - As long as the entire parcel is being passed on to another owner, that is called a parcel conveyance and is not considered a subdivision. Parcel conveyance is when an entire parcel is being conveyed to another individual. Please see the link to the subdivision regulations for more details.