



County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

MARGARET MALISZEWSKI

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tel: 434-296-5832 ext. 3276

August 1, 2022

Betty J. Campbell
PO Box 188
North Garden, VA 22959

RE: Campbell ACE Easement Application

Dear Mrs. Campbell,

Thank you for taking my call on July 21, 2022. I understand from that phone conversation that you (or your son) may still be interested in pursuing an ACE easement on your property at some time in the future, but for now you would like to put the process on hold. Although we are disappointed at this news, we understand that it is a big decision and that you need to be comfortable before moving forward.

In our call you noted that other easement holders said that you should not have been asked to provide your tax returns as part of this process. I did not have an opportunity to explain that requirement during our call, but I would like to do so now. ACE easements are purchased easements; the purchase follows a process outlined in County Code. Section A.1-110.B of that code outlines the application submittal requirements. One of those requirements is that the property owner provide "his adjusted gross income for the three prior tax years." Also, note that the purchase price of an ACE easement is a percentage of the appraised value of the property, and the percentage correlates to the annual adjusted gross income (code section A.1-111.B). I've attached a copy of the code and highlighted the relevant sections for reference. It is possible that the easement holders you spoke with have donated – not purchased – easements on their land. Donated easements would not require the submittal of the financial information required by the ACE program.

If you have questions or need additional information, please feel free to contact me. We look forward to the possibility of working with you on an ACE easement in the future.

Sincerely,

Margaret Maliszewski
Planning Manager
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