



College of Tropical Agriculture
and Human Resources
University of Hawai'i at Mānoa



Protecting Important Agricultural Land in Hawaii



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Consent to Participate in Research Project:

Protecting Important Agricultural Land in Hawaii



The purpose of this research is to evaluate agricultural land owners' perspectives on voluntary long term protection programs of agricultural land. Participation involves 15 minutes to complete a survey.

Survey participation is voluntary. While you may receive no direct benefits from participating, the results of this survey may help state legislators to protect agricultural land more efficiently. If you are uncomfortable at any time you may skip a question, take a break, stop, or withdraw altogether, without penalty.

All the survey responses will be kept in a secure location. Only project researchers will have access to the unprocessed data, although legally authorized agencies, including the UH Committee on Human Studies, have the right to review research records. Your answers will be analyzed with the answers of other participants. Your name or any other personally identifying information will not be reported at any time. **By returning this Survey you agree to participate in the study.** You can change your mind about participating in this project, at any time, by notifying the researcher.

If you have any questions about this project, please contact the research team via phone at (808) 627-5747 or e-mail at nabejon@hawaii.edu. If you have any questions about your rights as a research participant, in this project, you can contact the UH Committee on Human Studies (CHS), by phone at (808) 956-5007 or by e-mail at uhirb@hawaii.edu.

Please keep this portion of the consent form for your records.

This survey focuses on owners of prime agricultural land. Some questions are directed specifically to single owners ("Only owners" will appear before the text of the question), some are directed to corporations/organizations/companies ("Only organizations" will appear before the text of the question) and some questions are directed to both (nothing will appear before the text of the question). In the case that you are the president/CEO of the organization, please answer all the questions.

1. Are you an individual owner of agricultural land or are you completing this survey on behalf of a company/corporation?

- I am the owner
- A company/corporation owns the agricultural land

2. How do you rate your knowledge level on the following agriculture protection programs: agricultural easements, Important Agricultural Lands, and purchase of development rights? (Please place an 'X' in the column that indicates your level of knowledge)

(Please select one for each row)	Poor	Fair	Good	Excellent	I do not know
Agricultural easements					
Important Agricultural Lands					
Purchase of development rights					

Now we would like to provide you with some background information about agricultural easements and Important Agricultural Land legislation.

Agricultural Easements

An agricultural easement is the purchase of development rights for an agricultural parcel by a non-profit organization such a land trust, a governmental agency or a combination of both. The land can be subject to all common transactions since it can be sold, bought, inherited or leased, although it will have no development rights. Another commonly used variation is the donation of the development rights by the owner to a non-profit organization, a governmental agency or a combination of both.

Important Agricultural Lands Legislation (IAL)

Important Agricultural Lands (IAL) is a new piece of legislation in Hawaii that creates a new land use designation called IAL in addition to the four conventional land uses of rural, urban, conservation and agriculture present in the state. Currently, counties can change the land use designation for parcels smaller than 15 acres from urban/rural or agricultural to another use. However, counties would be unable to change IAL designated land. Only the Land Use Commission will decide IAL land use changes. Owners of IALs also receive refundable qualified agricultural cost tax credits and the possibility of reclassifying up to 15% of the IAL surface in another agricultural parcel.

3. Are you currently participating in any kind of agricultural easement?

- Yes
- No
- I believe I am
- I am not sure

Please select one of the agricultural parcels you own with a size greater than 20 acres, if possible. Please provide the Tax Map Key Number (TMK), if possible, to aid in contextualizing your parcel, and an approximation of the parcel's total size. This specific parcel will be the object of the rest of the questions in the survey.

TMK: _____ Size (acres): _____

4. Would you consider participating in any of the following agricultural protection programs? (Mark all that apply)

- Classifying my land as IAL
- I do not have enough information about either of these programs to decide
- Purchase or donation of the development rights for my land as an agricultural easement
- No. Please indicate why you would not consider it below:

5. Would you consider donating the development rights of the property in return for income tax credits?

- Yes
- No
- Unsure

6. What would be your main motives for donating the development rights of your agricultural land? (Please rank your top three choices with 1, 2 and 3)

- I believe it is the right thing to do for society.
- I have a strong sense of attachment to this specific piece of land.
- I want to promote environmental protection of the land and its natural resources.
- I want to slow or reduce agricultural land conversion for development.
- My agricultural practices have an important cultural and traditional value due to the methods used or crops planted.
- My family's heritage or legacy with this piece of land extends over a generation and I want to continue the tradition.
- My property is very important for the local community and I want my agricultural land to remain as agricultural land in perpetuity
- Other (please specify): _____

7. What would be your main motives for selling the development rights of your land? (Please rank your top three choices with 1, 2 and 3)

- I believe is the right thing to do for society.
- I have a strong sense of attachment to this specific piece of land.
- I want an additional source of income.
- I want to promote environmental protection of the land and its natural resources.
- I want to slow or reduce agricultural land conversion for development.
- My agricultural practices have an important cultural and traditional value due to the methods used or crops planted.
- My family's heritage or legacy with this piece of land extends over a generation and I want to continue the tradition.
- My property is very important for the local community and I want my agricultural land to remain as agricultural land in perpetuity
- Other (please specify): _____

8. If you were to sell the development rights to your land, what would be your asking price?

\$ _____ per acre

I am not interested in selling

9. In the case of selling or donating your development rights, would you prefer a local land trust, a national non-governmental organization (NGO) or a governmental agency to own your development rights? (please check one)

A local land trust

A national NGO

A local governmental agency

A federal government agency

I do not care

10. What do you feel the parcel's value is at present?

\$ _____ per acre

I do not know

11. If you had sold the development rights, what price do you feel the land would sell for at present (without development rights)?

\$ _____ per acre

I do not know

12. To what extent do you agree with this statement: "The parcel has a high risk of being developed in 10 years"?

Strongly agree

Somewhat agree

Neither agree nor disagree

Somewhat disagree

Strongly disagree

No opinion

13. If you were to sell the development rights of your parcel, how important would these factors be in the transaction? (Please place an 'X' in the column that indicates your level of importance)

<i>Factor (select one per row)</i>	<i>Very Unimportant</i>	<i>Somewhat Unimportant</i>	<i>Somewhat Important</i>	<i>Very Important</i>	<i>I do not know</i>
Reward you receive (cash, tax credits or priority to convert)					
Degree of development rights protection over time (10, 30 years) or perpetuity					
Type of agency holding the development rights (national land trust, local land trust or a local government agency)					

Please take time to carefully read the following instructions before proceeding.

The following 12 questions have the same structure. For each question you will chose between two options. Assume that option A and option B are the only ones available. They present the attributes for a hyphothetical purchase of development rights for your selected parcel. The attributes described for each option include the expected reward for the development rights of your parcel, the length of time that the development right will be protected, and the agency holding the development rights. Please choose only one option in each situation. Your answers will permit us the assessment of the attribute preferences of owners and to estimate the value of the attributes.

Situation 1: If these were your options, what option would you chose, option A or option B?			
Features	<input type="checkbox"/> <u>OPTION A</u>	<input type="checkbox"/> <u>OPTION B</u>	
Reward	Tax credits: 1 st year: Up to \$625,000 of the qualified agricultural cost of the tax payer 2 nd year: Up to \$250,000 3 rd year: Up to \$125,000	\$24,500 per acre	
Development Rights Protection	10 years	30 years	
Agency holding the development rights	National land trust	Local land trust	

Situation 2: If these were your options, what option would you chose, option A or option B?			
Features	<input type="checkbox"/> <u>OPTION A</u>	<input type="checkbox"/> <u>OPTION B</u>	
Reward	\$24,500 per acre	Priority to convert 15% of the acreage in other agricultural parcel in the county to other use different from agriculture	
Development Rights Protection	10 years	In perpetuity	
Agency holding the development rights	Local land trust	Land Use Commission (State Government)	

Situation 3: If these were your options, what option would you chose, option A or option B?			
Features	<input type="checkbox"/> <u>OPTION A</u>	<input type="checkbox"/> <u>OPTION B</u>	
Reward	Tax credits: 1 st year: Up to \$625,000 of the qualified agricultural cost of the tax payer 2 nd year: Up to \$250,000 3 rd year: Up to \$125,000	Priority to convert 15% of the acreage in other agricultural parcel in the county to other use different from agriculture	
Development Rights Protection	In perpetuity	30 years	
Agency holding the development rights	Land Use Commission (State Government)	National land trust	

Situation 4: If these were your options, what option would you chose, option A or option B?			
Features	<input type="checkbox"/> <u>OPTION A</u>	<input type="checkbox"/> <u>OPTION B</u>	
Reward	Tax credits: 1 st year: Up to \$625,000 of the qualified agricultural cost of the tax payer 2 nd year: Up to \$250,000 3 rd year: Up to \$125,000	\$24,500 per acre	
Development Rights Protection	30 years	In perpetuity	
Agency holding the development rights	Local land trust	National land trust	

Situation 5: If these were your options, what option would you chose, option A or option B?			
Features	<input type="checkbox"/> <u>OPTION A</u>	<input type="checkbox"/> <u>OPTION B</u>	
Reward	Tax credits: 1 st year: Up to \$625,000 of the qualified agricultural cost of the tax payer 2 nd year: Up to \$250,000 3 rd year: Up to \$125,000	Priority to convert 15% of the acreage in other agricultural parcel in the county to other use different from agriculture	
Development Rights Protection	In perpetuity	10 years	
Agency holding the development rights	National land trust	Land Use Commission (State Government)	

Situation 6: If these were your options, what option would you chose, option A or option B?			
Features	<input type="checkbox"/> <u>OPTION A</u>	<input type="checkbox"/> <u>OPTION B</u>	
Reward	Priority to convert 15% of the acreage in other agricultural parcel in the county to other use different from agriculture	\$24,500 per acre	
Development Rights Protection	10 years	30 years	
Agency holding the development rights	National land trust	Land Use Commission (State Government)	

Situation 7: If these were your options, what option would you chose, option A or option B?			
Features	<input type="checkbox"/> <u>OPTION A</u>	<input type="checkbox"/> <u>OPTION B</u>	
Reward	Priority to convert 15% of the acreage in other agricultural parcel in the county to other use different from agriculture	Tax credits: 1 st year: Up to \$625,000 of the qualified agricultural cost of the tax payer 2 nd year: Up to \$250,000 3 rd year: Up to \$125,000	
Development Rights Protection	In perpetuity	10 years	
Agency holding the development rights	Local land trust	Land Use Commission (State Government)	

Situation 8: If these were your options, what option would you chose, option A or option B?			
Features	<input type="checkbox"/> <u>OPTION A</u>	<input type="checkbox"/> <u>OPTION B</u>	
Reward	\$24,500 per acre	Priority to convert 15% of the acreage in other agricultural parcel in the county to other use different from agriculture	
Development Rights Protection	30 years	10 years	
Agency holding the development rights	National land trust	Local land trust	

Situation 9: If these were your options, what option would you chose, option A or option B?			
Features	<input type="checkbox"/> <u>OPTION A</u>	<input type="checkbox"/> <u>OPTION B</u>	
Reward	Tax credits: 1 st year: Up to \$625,000 of the qualified agricultural cost of the tax payer 2 nd year: Up to \$250,000 3 rd year: Up to \$125,000	\$24,500 per acre	
Development Rights Protection	In perpetuity	30 years	
Agency holding the development rights	National land trust	Land Use Commission (State Government)	

Situation 10: If these were your options, what option would you chose, option A or option B?			
Features	<input type="checkbox"/> <u>OPTION A</u>	<input type="checkbox"/> <u>OPTION B</u>	
Reward	Priority to convert 15% of the acreage in other agricultural parcel in the county to other use different from agriculture	\$24,500 per acre	
Development Rights Protection	30 years	In perpetuity	
Agency holding the development rights	Local land trust	Land Use Commission (State Government)	

Situation 11: If these were your options, what option would you chose, option A or option B?			
Features	<input type="checkbox"/> <u>OPTION A</u>	<input type="checkbox"/> <u>OPTION B</u>	
Reward	\$24,500 per acre	Tax credits: 1 st year: Up to \$625,000 of the qualified agricultural cost of the tax payer 2 nd year: Up to \$250,000 3 rd year: Up to \$125,000	
Development Rights Protection	In perpetuity	10 years	
Agency holding the development rights	Local land trust	National land trust	

Situation 12: If these were your options, what option would you chose, option A or option B?			
Features	<input type="checkbox"/> <u>OPTION A</u>	<input type="checkbox"/> <u>OPTION B</u>	
Reward	Tax credits: 1 st year: Up to \$625,000 of the qualified agricultural cost of the tax payer 2 nd year: Up to \$250,000 3 rd year: Up to \$125,000	Priority to convert 15% of the acreage in other agricultural parcel in the county to other use different from agriculture	
Development Rights Protection	30 years	10 years	
Agency holding the development rights	Land Use Commission (State Government)	National land trust	

14. If you could design your ideal situation for the purchase of development rights situation by selecting one alternative for each factor, what would it look like? (Please select one available alternative for each factor)

<u>Factor</u>	<u>Available Alternatives</u>
Reward (select only one option)	\$24,500 per acre
	Priority to convert 15% of the acreage in other agricultural parcel in the county to other use different from agriculture
	Tax credits: 1 st year: Up to \$625,000 of the qualified agricultural cost of the tax payer. 2 nd year: Up to \$250,000. 3 rd year: Up to \$125,000
Development rights protection (select only one option)	10 years
	30 years
	In perpetuity
Agency holding the development rights (select only one option)	Land Use Commission
	Local land trust
	National land trust

15. How many acres of agricultural land and how many independent TMK parcels did you or your organization own in 2010?

_____ Number of acres owned.

_____ Number of independent TMK parcels.

If you are a single owner, please continue to question 16.

If you are representing an organization, please skip to question 20.

16. (Only owners) Where were you born?

City: _____ State/Country: _____

**17. (Only owners) What is the highest level of education that you have completed?
(please check one)**

- No completed degree
- High school or GED
- Associates degree (AD)
- Bachelor's degree (BA/BS)
- Graduate degree (MA/MS/PhD)
- Professional degree (MD, DDS, JD, MBA)
- Other

18. (Only owners) Which of the following broad categories best describes your total household income from all sources in 2010? (please check one)

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> < \$30,000 | <input type="checkbox"/> \$30,001 –
\$50,000 | <input type="checkbox"/> \$50,001 –
\$70,000 | <input type="checkbox"/> \$70,001 –
\$100,000 |
| <input type="checkbox"/> \$100,001 –
\$150,000 | <input type="checkbox"/> \$150,001 –
\$200,000 | <input type="checkbox"/> \$200,001 –
\$500,000 | <input type="checkbox"/> > \$500,001 |

19. (Only owners) Is agriculture your main source of income?

- Yes
- No, please specify your main source of
income: _____

If you are an owner, this is the end of your survey. We thank you for taking the time to complete this questionnaire. Your assistance in providing this information is very much appreciated. If there is anything else you would like to tell us about this survey, or if you want to expand your answers, please do so in the space provided on the last page.

20. (Only organizations) Where are the organization headquarters?

City: _____ State/Country: _____

21. (Only organizations) Approximately how many employees work at this organization in Hawai'i?

Number of employees: _____

22. (Only organizations) Which of the following broad categories best describes the organization revenue from all sources in 2010? (please check one)

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> < \$100,000 | <input type="checkbox"/> \$100,000 – \$200,000 | <input type="checkbox"/> \$200,000 – \$500,000 | <input type="checkbox"/> \$500,000 – \$1M |
| <input type="checkbox"/> \$1M - \$5M | <input type="checkbox"/> \$5M - \$10M | <input type="checkbox"/> \$10M - \$30M | <input type="checkbox"/> \$30M – \$50M |
| <input type="checkbox"/> \$50M - \$100M | <input type="checkbox"/> \$100M - \$200M | <input type="checkbox"/> \$200M - \$400M | <input type="checkbox"/> >\$400M |

23. (Only organizations) What is the principal industry of the organization? (please check one)

- | | | |
|--|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Management Companies | <input type="checkbox"/> Utilities or Manufacturing |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Real Estate | <input type="checkbox"/> Wholesale trade |
| <input type="checkbox"/> Finance and Insurance | <input type="checkbox"/> Retail Trade | <input type="checkbox"/> Other: (please specify)
_____ |

