



## ***Agricultural Heritage Area Benefits and Incentives***

*Heritage areas can provide a unique regional identity as well as a collective voice on issues affecting the agriculture community. Contrary to one popular misconception, heritage areas do not restrict the sale or development of property. In fact, they can enhance economic opportunities in the farm community. There are a numerous tangible benefits and government incentives for establishing a heritage area, summarized below.*

### ***Benefits to Farm Businesses***

- Product marketing advantages have the potential to increase profits
- Converting commodities into heritage specialties
- Neutralization of zoning restrictions that prevent agritourism and value-adding processing and direct marketing

### ***Tax Incentives***

- Federal investment tax credits
- State and county property tax reduction
- Federal tax reduction

### ***Grants***

- State and federal funders sometimes give extra points on funding applications to heritage areas
- Heritage Stewardship incentives cost share
- Agritourism grants
- Marketing and value-adding grants for heritage products

### ***Preservation Tools***

- Purchase of Development Rights (PDRs)
- Transfer of Development Rights (TDRs)
- Conservation easements
- Historic districts



*The Kona Coffee District on the Big Island of Hawaii is bisected by the Kona Heritage Corridor, drawing visitors to coffee tastings and plantation tours.*

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