



Joining the Hudson Valley Community Preservation Act (CPA)

What is the Hudson Valley Community Preservation Act (CPA) of 2007?

The Hudson Valley Community Preservation Act (CPA) is a powerful tool that allows designated communities to establish Community Preservation Funds (CPF). These funds are supported through a real estate transfer tax, enabling communities to preserve open space, farmland, historic places, and community character.

Ulster County successfully joined the Act in 2019 through a Home Rule request, demonstrating a clear pathway for other counties like Sullivan County to follow.

How does it work?

Create a Community Preservation Project Plan

- Identify how community character will be preserved.
- Analyze land use alternatives.
- List and prioritize parcels necessary to achieve goals.

Hold a Public Hearing

- Hold a public hearing on the Community Preservation Project Plan (CPPP) and proposed local law.

Hold a Referendum

- Community voters must approve the enactment of a local law establishing the real estate transfer tax.

If Approved:

- County Clerk collects the tax and remits funds to the town monthly.
- Funds are dedicated solely to implementing the CPPP.



Key points:



No Cost to the County
Funded entirely through real estate transfer tax.



Local Control
Municipalities decide through referendum.



Proven Benefits
Preserved open spaces, stable property values, attractive community character.

How Can Sullivan County Join?

- Sullivan County Legislature must pass a Home Rule Resolution to amend the 2007 Act.
- Senator Oberacker and Assemblywoman Paula Kay must introduce and champion the bill.
- Governor signs the bill, officially including Sullivan County.

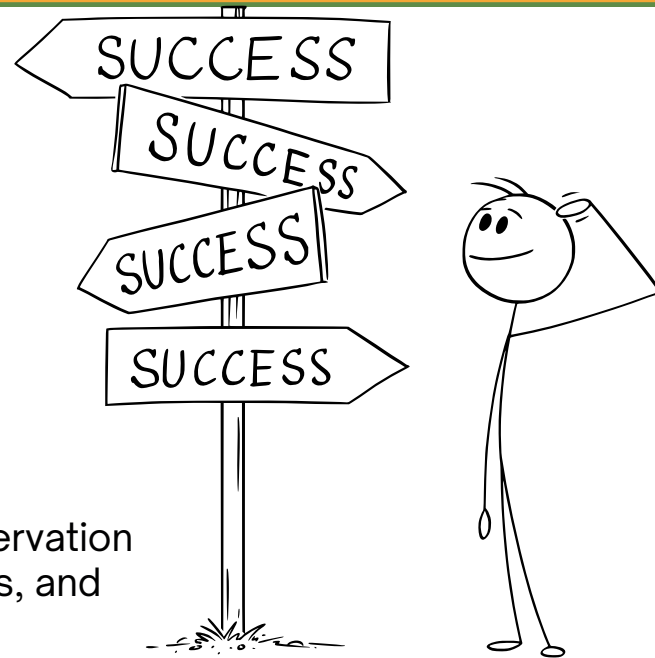


Success Stories

Communities that have successfully implemented CPFs include:

- Five East End Towns, Long Island:
- Town of Warwick, Orange County:
- Town of Red Hook, Dutchess County
- Towns of New Paltz, Gardiner
- Marbletown, Ulster County

These communities have enhanced preservation efforts, maintained desirable home values, and balanced growth with conservation.



Scan to learn more about CFP's in other communities:

New Paltz



Marbletown



Gardiner



Why should Sullivan County Act?

- Protect Farmland and Natural Resources
- Strengthen Community Identity
- Balance Development with Preservation
- Enhance Quality of Life for Future Generations



**Cornell Cooperative Extension
Sullivan County**