



# 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

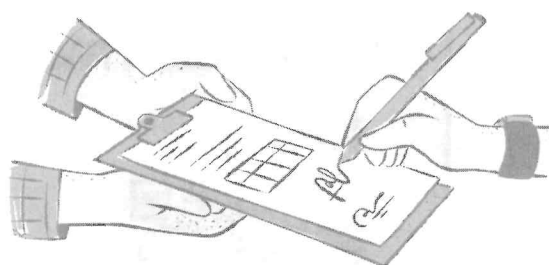
- Hold a public hearing on the Community Preservation Project Plan (CPPP) and proposed local law.

#### 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.

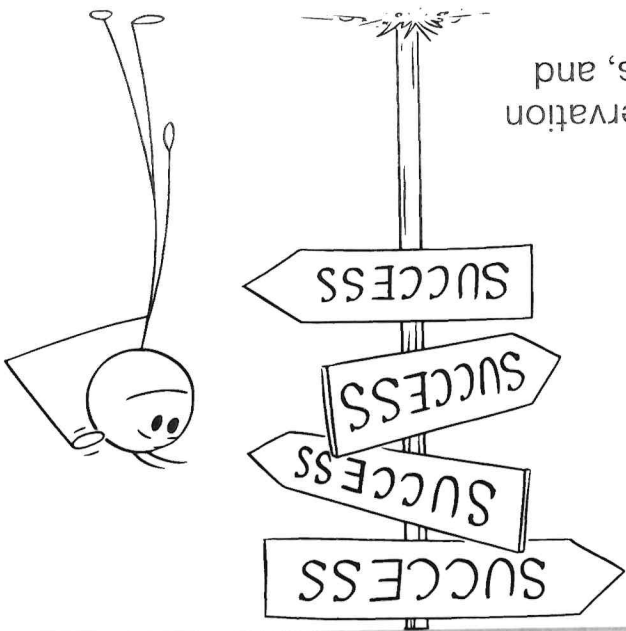


## Success Stories

Communities that have successfully implemented CFPs 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

