



*VIRGINIA DEPARTMENT  
OF AGRICULTURE AND  
CONSUMER SERVICES*

**ANNUAL REPORT ON VIRGINIA  
AGRICULTURAL LAND IN FOREIGN  
OWNERSHIP**

By:

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Commissioner of Agriculture and Consumer Services

July 1, 2024

## EXECUTIVE SUMMARY

Chapters 765 and 796 of the 2023 Acts of Assembly established the Foreign Entities and Property Ownership Law (Va. Code § 55.1-507 et seq.) (Law), which, in part, requires the Virginia Department of Agriculture and Consumer Services (VDACS), on or before July 1 of each year, to publish a report regarding foreign ownership of agricultural land within the Commonwealth.

As of December 31, 2022, Virginia has a total land area of 25,273,600 acres, 18,789,439 of which are privately-held agricultural land and 274,264 of which are foreign-held agricultural land consisting of 590 parcels in 82 unique localities.

Data from 2012-2022 show foreign holdings comprise a relatively small amount, 1.5 percent in 2022, of privately-held agricultural land in Virginia. A significant trend to note is that acquisitions of agricultural land by foreign owners exceeded dispositions every year from 2012-2022, resulting in the total number of acres of Virginia agricultural land in foreign ownership nearly doubling in that period, from just over 140,000 acres in 2012 to over 274,000 in 2022. Also of note, 2022 had the greatest number of acres both in acquisitions and dispositions of any year in this timeframe, with the dispositions in 2022 exceeding the total amount of dispositions from the previous nine years combined. The bulk of increases in foreign holdings by land use type has been in forestland, which has more than doubled and is up nearly 100,000 acres, from 83,092 acres in 2012 to 181,676 acres in 2022. Cropland acreage in foreign ownership increased 75 percent, from 23,284 acres in 2012 to 40,691 in 2022.

The following are the acres of agricultural and non-agricultural land in Virginia owned by the identified countries of foreign investors in 2022: Canada (41,304), Netherlands (22,957), Italy (2,429), United Kingdom (39,089), Germany (26,432), and All Others (147,041). 40,691 acres of land in Virginia owned by foreign investors are used as cropland, 25,683 as pasture, 181,676 as forest, 26,214 as other agricultural land, and 4,989 as non-agricultural land.

VDACS is not aware of any information regarding the extent of or any recent changes in foreign ownership of energy production, storage, or distribution facilities in the Commonwealth.

VDACS does not recommend any legislative, regulatory, or administrative policy changes in light of the information in this report.

## OVERVIEW

Chapters 765 and 796 of the 2023 Acts of Assembly established the Foreign Entities and Property Ownership Law (Va. Code § 55.1-507 et seq.) (Law), which, in part, requires the Virginia Department of Agriculture and Consumer Services (VDACS), on or before July 1 of each year, to publish a report on certain reporting requirements on VDACS's website and to deliver copies of such report to the Governor, the General Assembly, and the Chairmen of the Senate Committee on Agriculture, Conservation and Natural Resources and the House Committee on Agriculture, Chesapeake and Natural Resources.

Based on the reports submitted to VDACS pursuant to the federal Agricultural Foreign Investment Disclosure Act, 7 U.S.C. § 3501 et seq., and other information VDACS, at its discretion, deems appropriate, VDACS is required to compile an annual report in consultation with the appropriate state agencies and boards for each calendar year containing all of the following, if available:

1. The total amount of agricultural land that is under foreign ownership;
2. The percentage change in foreign ownership of agricultural land in the Commonwealth for each year over the prior 10 years;
3. The purpose for which foreign-owned agricultural land in the Commonwealth is being used currently. To the extent such information is available, the Department shall also include any significant recent changes or trends in the uses of foreign-owned agricultural land in the Commonwealth;
4. With the assistance of relevant state agencies, information regarding the extent of, and any recent changes in, foreign ownership of energy production, storage, or distribution facilities in the Commonwealth to the extent such information is available; and
5. Any legislative, regulatory, or administrative policy changes the Department recommends in light of the information in this report.

## REPORTING

### **Background and definitions**

The U.S. Department of Agriculture (USDA) disseminates an annual report on foreign holdings of U.S. agricultural land as required in the Agricultural Foreign Investment Disclosure Act of 1978 (AFIDA). AFIDA requires any foreign person who acquires or transfers an interest in agricultural land to report the transaction to the Secretary of Agriculture within 90 days. AFIDA also requires reporting on land that either becomes or ceases to be agricultural land or if the ownership entity becomes or ceases to be a foreign person. Failure to comply with AFIDA will subject the foreign person or other entities disclosed on the report to a civil penalty of up to 25 percent of the fair market value of the interest held in the land in question. According to the USDA Farm Services Agency [\*Foreign Holdings of U.S. Agricultural Land – through December 31, 2022\*](#), nationally, 43.4 million acres of U.S. agricultural land is held by foreign individuals or entities, an increase of over 3.4 million acres from the December 31, 2021, report and representing 3.4 percent of all privately-held agricultural land in the U.S and nearly 2 percent of all land in the U.S.

For the purposes of the AFIDA report, “agricultural land” means “land in the United States used for forestry production and land in the U.S. currently used for, or, if currently idle, land last used within the past five years, for farming, ranching, or timber production, except land not exceeding 10 acres in the aggregate, if the annual gross receipts from the sale of the farm, ranch, or timber products produced thereon do not exceed \$1,000. Farming, ranching, or timber production includes, but is not limited to, activities set forth in the Standard Industrial Classification Manual (1987), Division A, exclusive of industry numbers 0711–0783, 0851, and 0912–0919, which cover animal trapping, game management, hunting carried on as a business enterprise, trapping carried on as a business enterprise, and wildlife management. Land used for forestry production means land exceeding 10 acres in which 10 percent is stocked by trees of any size, including land that formerly had such tree cover and that will be naturally or artificially regenerated.”<sup>1</sup>

According to the USDA Farm Services Agency *Foreign Holdings of U.S. Agricultural Land – through December 31, 2022*, the information required to be reported to USDA pursuant to AFIDA consists of the legal name and address of the foreign person; citizenship, if an individual; if not an individual or a government, nature of the legal entity, including the entity's country of creation and principal place of business; type of interest; legal description; acreage; land use; purchase price or any other consideration given; intended use; where applicable, information about the representative of the foreign person; how the interest in the land was transferred; the relationship of the owner to the operator; type of rental agreement, if any; and the date the interest in the land was transferred. In the case of a disposition, the party disposing of the interest is also required to give the legal name and address of the purchaser. Any change in the legal name or address of the foreign person and other entities disclosed on the report form must also be reported within 90 days of such changes.

**Acreage in foreign ownership and percentage increase over a 10-year period**

According to the USDA Farm Services Agency *Foreign Holdings of U.S. Agricultural Land – through December 31, 2022*, the total land area of Virginia is 25,273,600 acres, of which USDA considers 18,789,439 acres to be privately-held agricultural land and 274,264 to be foreign-held agricultural land. The following chart<sup>2</sup> shows the total acreage of foreign-held agricultural land, the proportion of Virginia’s foreign-held to privately-held agricultural land, and the percentage increase from the previous year.

<b>Year</b>	<b>Foreign-Held Agricultural Land (Acres)</b>	<b>Proportion of Foreign-Held to Privately-Held Agricultural Land (Percent)</b>	<b>Change from Prior Year (Percent)</b>
<b>2022</b>	274,264	1.5	7.77
<b>2021</b>	254,494	1.2	0.53
<b>2020</b>	253,141	1.2	7.56
<b>2019</b>	235,350	1.1	1.17

<sup>1</sup> 7 CFR 781.2 (b)

<sup>2</sup> Data gathered from Report 1 in the 2012-2022 “Foreign Holdings of U.S. Agricultural Land” reports.

<b>2018</b>	232,627	1.1	5.86
<b>2017</b>	219,746	1.1	8.35
<b>2016</b>	202,815	1.0	1.55
<b>2015</b>	199,723	1.0	6.59
<b>2014</b>	187,376	0.9	21.83
<b>2013</b>	153,805	0.8	9.54
<b>2012</b>	140,416	0.7	10.96

The following chart<sup>3</sup> shows the total acquisitions and dispositions of foreign-held agricultural land in Virginia from 2022-2012.

<b>Year</b>	<b>Acquisitions (acres)</b>	<b>Dispositions (acres)</b>
<b>2022</b>	39,156	18,976
<b>2021</b>	3,747	2,394
<b>2020</b>	23,021	5,779
<b>2019</b>	2,767	0
<b>2018</b>	13,281	392
<b>2017</b>	23,889	6,920
<b>2016</b>	3,092	0
<b>2015</b>	12,347	936
<b>2014</b>	33,680	0
<b>2013</b>	13,389	0
<b>2012</b>	13,929	0

### Land category

The annual *Foreign Holdings of U.S. Agricultural Land* reports also provide information on Virginia landholdings by foreign investors by type of land use. The chart below shows a breakdown for Virginia by land use category from 2012-2022<sup>4</sup>.

<b>Land Use</b>					
<b>Year</b>	<b>Cropland (Acres)</b>	<b>Pasture (Acres)</b>	<b>Forest (Acres)</b>	<b>Other Ag (Acres)</b>	<b>Non Ag (Acres)</b>
<b>2022</b>	40,691	25,683	181,676	26,214	4,989
<b>2021</b>	40,349	24,146	163,357	26,642	4,999
<b>2020</b>	38,406	24,146	164,815	25,774	4,999
<b>2019</b>	27,720	24,209	159,210	24,211	5,001
<b>2018</b>	25,618	23,822	159,040	24,146	4,958
<b>2017</b>	25,026	23,255	147,719	23,746	4,950
<b>2016</b>	25,459	24,091	129,570	23,695	4,911

<sup>3</sup> Data from Report 7 in the 2012-2022 “Foreign Holdings of U.S. Agricultural Land” reports.

<sup>4</sup> Data gathered from Report 1C in the 2012-2022 “Foreign Holdings of U.S. Agricultural Land” reports.

<b>2015</b>	24,984	24,091	127,310	23,338	4,911
<b>2014</b>	24,984	24,091	114,963	23,338	4,911
<b>2013</b>	23,284	24,091	83,092	23,338	4,802
<b>2012</b>	23,284	24,091	83,092	9,949	4,802

Foreign holdings comprise a relatively small amount, 1.5 percent in 2022, of privately-held agricultural land in Virginia. A significant trend to note from this data is that acquisitions of agricultural land by foreign owners exceeded dispositions every year from 2012-2022. This trend resulted in the total acres of Virginia agricultural land in foreign ownership nearly doubling in that period, from just over 140,000 acres in 2012 to over 274,000 in 2022. Also of note, 2022 had the greatest number of acres both in acquisitions and dispositions of any year in this timeframe, with 39,156 acres of acquisitions and 18,976 acres of dispositions. The dispositions in 2022 exceeded the total amount of dispositions from the previous nine years combined. The bulk of increases in foreign holdings by land use type has been in forestland, which has more than doubled and is up nearly 100,000 acres, from 83,092 acres in 2012 to 181,676 acres in 2022. Cropland acreage in foreign ownership increased 75 percent, from 23,284 acres in 2012 to 40,691 in 2022. There was a sizable increase in other agricultural acres between 2012 and 2013, but, other than that, the acres in other agricultural, pasture, and non-agricultural use have only increased modestly between 2012 and 2022.

As of December 31, 2022, Virginia has a total land area of 25,273,600 acres, 18,789,439 of which are privately-held agricultural land and 274,264 of which are foreign-held agricultural land consisting of 590 parcels in 82 unique localities. The following are the acres of agricultural and non-agricultural land in Virginia owned by the identified countries of foreign investors in 2022: Canada (41,304), Netherlands (22,957), Italy (2,429), United Kingdom (39,089), Germany (26,432), and All Others (147,041) (Appendix 1). 40,691 acres of land in Virginia owned by foreign investors are used as cropland, 25,683 as pasture, 181,676 as forest, 26,214 as other agricultural land, and 4,989 as non-agricultural land (Appendix 2).

VDACS is not aware of any information regarding the extent of and any recent changes in foreign ownership of energy production, storage, or distribution facilities in the Commonwealth.

VDACS does not recommend any legislative, regulatory, or administrative policy changes in light of the information in this report.

**APPENDIX 1**

**Report 2 U.S. Agricultural and NonAgricultural Landholdings (Acres) by Country of Foreign Investor  
and by State and County as of December 31, 2022**

State Name	County Name	Canada	Netherlands	Italy	United Kingdom	Germany	All Others	Totals
Virginia	Accomack	0	343	0	0	0	22	365
	Albemarle	151	0	0	840	1,664	4,415	7,070
	Amelia	0	0	0	2,015	0	0	2,015
	Amherst	0	0	0	0	0	1,579	1,579
	Augusta	0	0	0	0	0	469	469
	Bedford	115	136	0	0	168	0	419
	Botetourt	700	0	0	515	91	4,807	6,113
	Brunswick	3,486	13,712	0	0	0	3,906	21,104
	Buchanan	0	0	0	0	112	1,399	1,511
	Buckingham	38	0	0	630	0	262	930
	Campbell	0	0	0	0	0	92	92
	Caroline	16	0	0	0	0	405	421
	Carroll	0	0	0	0	0	792	792
	Charles City	0	0	0	404	5,342	772	6,518
	Charlotte	0	0	0	2,900	0	5,454	8,354
	Chesapeake	332	0	422	52	0	1,872	2,678
	Clarke	0	0	0	69	2,724	249	3,042
	Culpeper	27	8	95	0	3,790	3,061	6,981
	Cumberland	0	0	0	919	1,508	2,091	4,518
	Dinwiddie	7,314	0	0	0	0	15,043	22,357
	Essex	154	0	0	1,814	1,118	2,774	5,860
	Fairfax	0	823	0	0	0	382	1,205
	Fauquier	0	2,511	0	1,641	452	4,583	9,187
	Fluvanna	0	0	104	599	962	5,845	7,509
	Frederick	955	0	0	7	58	1,101	2,121
	Giles	0	0	0	0	0	329	329
	Gloucester	0	0	0	0	779	290	1,069
	Goochland	0	222	0	0	0	0	222
	Grayson	66	0	10	0	0	313	389
	Greene	0	0	0	371	0	0	371
	Greensville	0	128	1,075	28	0	1,008	2,239
	Halifax	0	0	0	0	0	2,046	2,046
Hanover	1,730	0	125	243	0	0	2,098	
Henry	772	0	0	0	0	0	772	
Isle of Wight	0	0	0	387	517	7,301	8,205	

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**Report 2 U.S. Agricultural and NonAgricultural Landholdings (Acres) by Country of Foreign Investor  
and by State and County as of December 31, 2022**

State Name	County Name	Canada	Netherlands	Italy	United Kingdom	Germany	All Others	Totals
Virginia	King and Queen	307	0	0	3,844	0	1,149	5,300
	King George	0	0	0	0	0	573	573
	King William	4,220	0	0	4,592	0	1,923	10,735
	Lancaster	0	108	0	240	226	780	1,354
	Lee	0	0	0	0	16	105	121
	Loudoun	232	3,055	76	0	727	9,094	13,184
	Louisa	0	0	138	0	245	325	708
	Lunenburg	7,970	0	0	3,281	77	1,548	12,876
	Lynchburg	0	265	0	0	0	0	265
	Madison	0	0	0	816	0	2,071	2,887
	Mathews	0	0	0	595	273	1,357	2,225
	Mecklenburg	0	19	0	152	322	601	1,094
	Middlesex	147	0	0	897	17	131	1,192
	Montgomery	2,061	154	0	0	217	97	2,529
	Nelson	0	1,214	0	0	0	3,480	4,694
	New Kent	0	0	0	0	0	278	278
	Northampton	60	0	0	0	0	0	60
	Northumberland	0	0	0	747	239	604	1,589
	Nottoway	0	0	0	0	0	1,109	1,109
	Orange	159	171	30	635	2,339	1,030	4,364
	Patrick	0	0	0	0	0	11,558	11,558
	Pittsylvania	0	0	0	0	0	582	582
	Prince Edward	152	0	0	0	0	928	1,080
	Prince George	3,673	0	0	9	0	15,068	18,751
	Prince William	0	0	0	0	0	139	139
	Pulaski	26	0	0	0	0	292	318
	Rappahannock	1	2	76	399	722	469	1,669
	Richmond	0	0	0	1,442	0	1,110	2,552
	Roanoke	0	86	0	0	0	57	143
	Rockbridge	0	0	0	0	491	293	784
	Rockingham	0	0	0	0	0	211	211
	Scott	0	0	0	0	0	379	379
	Shenandoah	180	0	0	316	0	66	562
Smyth	0	0	0	0	0	83	83	
Southampton	0	0	0	238	0	1,329	1,567	



## APPENDIX 1

**Report 2**      **U.S. Agricultural and NonAgricultural Landholdings (Acres) by Country of Foreign Investor  
and by State and County as of December 31, 2022**

State Name	County Name	Canada	Netherlands	Italy	United Kingdom	Germany	All Others	Totals
Virginia	Spotsylvania	150	0	0	3,752	0	2,328	6,230
	Stafford	0	0	0	0	0	919	919
	Suffolk	2,377	0	117	58	0	1,411	3,963
	Surry	2,980	0	0	93	0	8,765	11,838
	Sussex	730	0	0	936	0	1,284	2,950
	Tazewell	0	0	0	2,560	76	0	2,636
	Virginia Beach	0	0	0	54	0	0	54
	Warren	0	0	0	0	155	29	184
	Washington	23	0	0	0	0	0	23
	Westmoreland	0	0	161	0	0	434	595
	Wise	0	0	0	0	1,005	0	1,005
	Wythe	0	0	0	0	0	392	392
<b>State Totals:</b>		<b>41,304</b>	<b>22,957</b>	<b>2,429</b>	<b>39,089</b>	<b>26,432</b>	<b>147,041</b>	<b>279,253</b>

**APPENDIX 2**

Report 3

**U.S. Landholdings by Foreign Investors by Type of Land Use  
and by State and County as of December 31, 2022**

State Name	County Name	Number of Parcels	Acres in Cropland	Acres in Pasture	Acres in Forest	Acres in Other Ag	Acres in Non Ag	Total Acres
Virginia	Accomack	2	147	8	145	0	65	365
	Albemarle	30	1,232	2,706	2,583	487	62	7,070
	Amelia	1	0	0	2,015	0	0	2,015
	Amherst	2	0	178	1,395	0	6	1,579
	Augusta	2	80	371	15	0	3	469
	Bedford	5	78	240	28	0	73	419
	Botetourt	6	0	686	5,427	0	0	6,113
	Brunswick	4	0	0	21,104	0	0	21,104
	Buchanan	4	0	0	111	1,399	1	1,511
	Buckingham	3	0	0	930	0	0	930
	Campbell	1	30	13	48	1	0	92
	Caroline	3	56	0	305	0	60	421
	Carroll	7	0	62	185	505	40	792
	Charles City	8	639	0	4,975	896	8	6,518
	Charlotte	5	82	130	8,142	0	0	8,354
	Chesapeake	8	975	0	1,661	0	42	2,678
	Clarke	7	922	1,384	67	653	16	3,042
	Culpeper	28	3,993	1,506	808	633	41	6,981
	Cumberland	12	40	971	3,434	64	9	4,518
	Dinwiddie	7	7,314	0	15,043	0	0	22,357
	Essex	9	180	851	2,747	1,381	701	5,860
	Fairfax	4	946	85	11	0	163	1,205
	Fauquier	33	2,366	3,550	1,774	1,349	148	9,187
	Fluvanna	8	0	405	6,958	144	2	7,509
	Frederick	8	414	536	896	0	275	2,121
	Giles	4	7	253	67	0	2	329
	Gloucester	4	413	70	309	70	207	1,069
	Goochland	1	0	95	115	1	11	222
	Grayson	3	72	151	152	6	8	389
	Greene	2	20	121	225	0	5	371
	Greensville	8	429	0	549	1,256	5	2,239
Halifax	10	0	1,772	274	0	0	2,046	
Hanover	7	1,843	0	173	0	82	2,098	
Henry	1	772	0	0	0	0	772	
Isle of Wight	4	105	103	5,871	2,089	37	8,205	

**APPENDIX 2**

Report 3

**U.S. Landholdings by Foreign Investors by Type of Land Use  
and by State and County as of December 31, 2022**

State Name	County Name	Number of Parcels	Acres in Cropland	Acres in Pasture	Acres in Forest	Acres in Other Ag	Acres in Non Ag	Total Acres
Virginia	King and Queen	6	0	0	4,372	928	0	5,300
	King George	1	327	0	171	0	75	573
	King William	8	2,553	354	7,251	496	80	10,735
	Lancaster	4	18	0	1,301	0	35	1,354
	Lee	2	0	46	10	30	35	121
	Loudoun	51	4,856	3,312	1,974	1,865	1,177	13,184
	Louisa	5	198	151	357	0	2	708
	Lunenburg	6	0	50	12,780	0	46	12,876
	Lynchburg	1	150	110	5	0	0	265
	Madison	10	527	825	1,257	278	0	2,887
	Mathews	5	160	0	2,060	0	5	2,225
	Mecklenburg	7	465	10	619	0	0	1,094
	Middlesex	4	5	0	1,186	0	1	1,192
	Montgomery	9	1,592	194	646	97	0	2,529
	Nelson	6	205	680	2,684	196	929	4,694
	New Kent	1	0	0	0	278	0	278
	Northampton	1	50	0	7	2	1	60
	Northumberland	6	221	0	1,363	5	0	1,589
	Nottoway	2	60	0	1,049	0	0	1,109
	Orange	13	1,475	1,253	1,571	46	19	4,364
	Patrick	75	24	465	10,966	69	34	11,558
	Pittsylvania	6	289	294	0	0	0	582
	Prince Edward	3	0	0	1,080	0	0	1,080
	Prince George	5	1,700	0	17,051	0	0	18,751
	Prince William	1	100	0	39	0	0	139
	Pulaski	2	243	10	5	0	60	318
	Rappahannock	15	40	786	666	1	176	1,669
	Richmond	6	18	0	2,478	0	56	2,552
	Roanoke	3	0	57	0	86	0	143
	Rockbridge	7	131	183	457	0	13	784
	Rockingham	4	5	87	47	69	3	211
Scott	8	16	90	242	31	0	379	
Shenandoah	4	106	110	224	86	36	562	
Smyth	3	0	0	83	0	0	83	
Southampton	6	473	0	615	479	0	1,567	

**APPENDIX 2**

Report 3

**U.S. Landholdings by Foreign Investors by Type of Land Use  
and by State and County as of December 31, 2022**

State Name	County Name	Number of Parcels	Acres in Cropland	Acres in Pasture	Acres in Forest	Acres in Other Ag	Acres in Non Ag	Total Acres
Virginia	Spotsylvania	6	195	170	5,860	0	5	6,230
	Stafford	4	350	30	481	0	58	919
	Suffolk	5	169	0	3,794	1	0	3,963
	Surry	4	0	0	3,073	8,711	54	11,838
	Sussex	6	705	0	966	1,279	0	2,950
	Tazewell	3	0	0	2,555	81	0	2,636
	Virginia Beach	1	0	0	0	54	0	54
	Warren	2	0	67	117	0	0	184
	Washington	1	0	0	23	0	0	23
	Westmoreland	3	112	0	434	49	0	595
	Wise	1	0	0	1,005	0	0	1,005
	Wythe	7	0	102	210	63	17	392
State Totals:		590	40,691	25,683	181,676	26,214	4,989	279,253