

AMERICAN COMMUNITY PROPERTIES TRUST  
Form 8-K  
September 24, 2009

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UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

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FORM 8-K

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CURRENT REPORT  
Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): September 24, 2009

AMERICAN COMMUNITY PROPERTIES TRUST  
(Exact name of Registrant as specified in its charter)

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Maryland  
(State or Other Jurisdiction  
of Incorporation or  
Organization)

1-14369  
(Commission File Number)

52-2058165  
(I.R.S. Employer  
Identification No.)

222 Smallwood Village Center

St. Charles, Maryland 20602

(Address of principal executive offices) (Zip code)

(301) 843-8600  
(Registrant's telephone number including area code)

Not Applicable  
(Former name or former address, if changed from last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- .. Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  
  - .. Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  
  - .. Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  
  - .. Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Item 8.01                    Other Events.

On September 14, 2009, American Community Properties Trust (the “Company”) announced that a special committee of the Company’s Board had executed a non-binding term sheet with a potential purchaser of the Company which included a binding exclusivity provision that was scheduled to expire on September 23, 2009. On September 24, the Committee agreed to extend the exclusivity provision with the potential purchaser until September 30, 2009.

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SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

AMERICAN COMMUNITY PROPERTIES  
TRUST

Date: September 24, 2009

By: /s/ Matthew M. Martin

Matthew M. Martin  
Chief Financial Officer

