

FREQUENTLY ASKED AGRICULTURAL QUESTIONS

- 1) Do I have to apply annually?

No. The district does not require an annual application

- 2) When will I be required to reapply? Why does the district want a new application?

If your application on file exceeds 10 years, the ownership of the property has changed, the property has changed in size, or there appears to be a change in use, then a new application will be required.

- 3) I don't have a written lease. What can I provide?

You may submit a written statement signed and notarized by both parties.

- 4) What if I fail to file my application by the April 30th deadline date?

If you file an application after the deadline and are granted the ag valuation, then a 10% penalty will be imposed.

- 5) I have 20 acres that have a homestead exemption and I plan on having a cattle operation. Does my property qualify for special valuation?

No. Open space valuation requires five (5) out of seven (7) years history of an agricultural operation. Residential use does not qualify as an agricultural operation.

- 6) I have been managing an agricultural operation on my property for the prior five (5) out of seven (7) years, but have never applied for special valuation. May I still qualify?

You will need to submit an application and provide proof of such activities for the prior years. An application will need to be submitted and the degree of intensity standards will have to be met for the qualifying year.

- 7) Where can I get more information about what types of animals are considered typical for an agricultural operation?

Please refer to the Animal Units Conversion Chart in the Open Space Guidelines Manual located on our website.

- 8) Is there any information I am required to supply to the appraisal district if there has been change to my type of agricultural use?

Yes, a new application or statement when change of ag-use has occurred must be supplied to the district. Failure to do so could result in a 10% penalty.

- 9) Are there any penalties involved when stopping ag-use?

Yes, there may be penalties if the property has changed use.

- 10) I need to rest my property. What do I need to do?

You must notify the District in writing by April 30 of any given appraisal year by specifying the reason(s) for resting the property. A "Notification of Resting Property" form is available on our website.

- 11) I have temporarily ceased my agricultural operation because of drought conditions. Will I lose my open space valuation?

Please note that the drought must be declared by a governor's proclamation. This will extend the normal time the land remains out of agricultural production as long as the owner of the land intends that the use of the land in that manner and to that degree of intensity be resumed when the declared drought ceases.

- 12) Can I have wildlife valuation on my property with 21 acres?

Yes, but the property must have qualified and had an open space valuation the prior year. You must also submit an application for wildlife management along with a plan and be approved by the appraisal district.

- 13) Where can I get additional information about ag/open space?

The appraisal district has an open space manual that is available to the public that provides more detail information.