

Application for Valuation and Tax Deferment of Agricultural Land

Provided by the Minnesota Agricultural Property Tax Law, also known as "Green Acres" (M.S. 273.111)

Please read the back of this form before completing. The application must be signed, dated and turned into the county assessor's office by May 1 to be eligible for the deferment in the following taxes payable year.

Owner(s) of the Property	This section to be completed by all applicants. Please fill out the following information for the owner or authorized representative of the family farm corporation that owns the property.		
	Last name of owner or representative	First name	Middle initial
	Property is owned by: <input type="checkbox"/> Private individual <input type="checkbox"/> Family farm corporation <input type="checkbox"/> Other _____		
	Mailing address		
	City	State	Zip

Property Information	This section is to be completed by all applicants. Please provide the following information about the property on which the Green Acres deferment is being claimed.	
	Township or city	County
	Parcel ID number or legal description of property	
	Number of acres _____	Number of tillable acres _____
	What is the primary use of the property?	
	Is the property currently classified as agricultural by the county assessor? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Is the property currently used exclusively as a nursery or greenhouse? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Is the property slough, wasteland or woodland that is next to land that is entitled to the Green Acres deferment? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	<i>To qualify for the Green Acres deferment, one of the following must apply:</i>	
	1. The property is the homestead of the owner or the owner's surviving spouse, child, or sibling. <input type="checkbox"/> Yes <input type="checkbox"/> No 2. The property is farmed in conjunction with property that contains the homestead of the owner, the owner's surviving spouse, child or sibling. <input type="checkbox"/> Yes <input type="checkbox"/> No 3. The property has been in the possession of the owner, the owner's spouse, parent, or sibling (or any combination) for a period of at least seven years prior to application. <input type="checkbox"/> Yes <input type="checkbox"/> No 4. The property is farmed in conjunction with property that is within four townships or cities (or any combination) of property that has been in the possession of the owner, the owner's spouse, parent, or sibling (or any combination) for a period of at least seven years prior to application. <input type="checkbox"/> Yes <input type="checkbox"/> No 5. The property is the homestead of a shareholder in a family farm corporation. <input type="checkbox"/> Yes <input type="checkbox"/> No 6. The property is in the possession of a nursery or greenhouse or an entity owned by a proprietor, partnership or corporation which also owns the nursery or greenhouse operations on the parcel or parcels. <input type="checkbox"/> Yes <input type="checkbox"/> No If yes to number 6, does the entity derive 80 percent or more of its gross receipts from the wholesale or retail sale of horticultural or nursery stock? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Income Information	This section is to be completed by all applicants. Please answer the following income-related questions about the property. You must attach a copy of your Schedule "F" form to this application.	
	Is at least 33-1/3 percent of the total family income of the owner derived from this property? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Is the total production income (including rental) from this property at least \$300 plus \$10 per tillable acre? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	If yes, please fill out the following information: number of tillable acres _____ X \$10 = \$ _____ + \$300 = \$ _____	

Sign Here	Signature of owner or authorized representative. By signing below, I certify that the above information is true and correct to the best of my knowledge, and I am the owner of the property or authorized representative of the family farm corporation that owns the property for which Green Acres is being claimed.		
	Making false statements on this application is against the law. Minnesota Statute, Section 609.41 states that anyone giving false information in order to avoid or reduce their tax obligations is subject to a fine of up to \$3,000 and/or up to one year in prison.		
	Signature	Daytime phone ()	Date

Assessor Section	This section is for assessor use only.		
	Application is <input type="checkbox"/> approved <input type="checkbox"/> denied.	Assessor's signature	Date

Application for the Valuation and Tax Deferment of Agricultural Land

Provided by the Minnesota Agricultural Property Tax Law, also known as “Green Acres” (M.S. 273.111)

About Green Acres

Minnesota law requires assessors to value property at its estimated market value. Market value reflects the greatest potential use of the land, known as the “highest and best use.” This is the use of the land that will bring the greatest economic return over a given time, or in other words, the most profitable legal use that land can be adapted to.

The Legislature realized that this method of valuing agricultural property was actually forcing farmers off their land in certain situations. Recognizing the importance of preserving farms in Minnesota, they developed the Agricultural Property Tax Law (also referred to as “Green Acres”) to allow qualifying farmers to pay real estate taxes based upon the **agricultural value** of their land.

How Green Acres works

The assessor determines two values on Green Acres property:

1. The “actual market value” based on sales of similar property taking into consideration all of the non-farm factors that influence its market value.
2. The “agricultural value” or “Green Acres value” based on sales of agricultural property in neighboring counties or areas not affected by development pressures.

Taxes are calculated on both market values, but paid on the lower, agricultural value each year. The difference between the tax calculated on agricultural market value and the actual market value is deferred until the property is sold or no longer qualifies for the Green Acres program.

The deferred tax (the difference between the agricultural tax and the tax based on the highest and best use) is a lien upon the property assessed to the same extent and for the same duration as other taxes imposed upon property in the state. The tax is annually extended by the county auditor and if and when payable shall be collected and distributed in the manner provided by law for the collection and distribution of other property taxes.

Selling property enrolled in Green Acres

When the property is sold or no longer qualifies, the deferred tax **must be paid to the county for a maximum of three years.**

If a property enrolled in Green Acres is sold to another person who may qualify for continuation of the Green Acres program, **the new owner must apply to the county assessor within 30 days of purchase.**

Special local assessments

Special local assessments are deferred while the property qualifies for Green Acres. However, when the property sells, all deferred special assessments are due.

What type of property qualifies for Green Acres?

If you own property that is used primarily for agricultural use, you may be eligible for the Green Acres program.

The property must:

- be primarily devoted to agricultural use;
- be at least 10 acres in size or a nursery or greenhouse;
- produce an agricultural income of at least \$300 plus \$10 per tillable acre or at least 33-1/3% of the family income of the owner is derived from the farm; and
- Either:
 - be the homestead of the owner, or the owner’s surviving spouse, child, or sibling or be farmed in conjunction with the homestead property; or
 - have been in possession of the applicant, the applicant’s spouse, parent, or sibling (or any combination) for a period of at least seven years prior to application, or be farmed in conjunction with property within four townships or cities (or any combination) from property that has been in possession of the owner, the owner’s spouse, parent or sibling (or any combination) for a period of at least seven year prior to application; or
 - be the homestead of a shareholder in a family farm corporation; or
 - be in the possession of a nursery or greenhouse or an entity owned by a proprietor, partnership, or corporation which also owns the nursery or greenhouse operations on the parcel or parcels.

How to apply

Green Acres applications are made to and approved by the county assessor where the property is located. Application forms must be filed by May 1 in order to receive consideration for the following taxes payable year.

If you are granted deferment through this program, you will not be required to file this application each year. However, the county assessor may require you to provide an additional application or other proof deemed necessary to verify that you continue to qualify for the Green Acres deferment.

Required documentation

Proper documentation to verify agricultural income must be submitted with the application. **You must attach a copy of your Schedule “F” form to this application.**

How we use information

The county assessor may share the information contained on this form with the county auditor, county attorney, Commissioner of Revenue or other federal, state or local taxing authorities to verify your eligibility for the Green Acres deferment.

You do not have to give this information. However, refusal will disqualify you from consideration for Green Acres deferment.

Penalties

Making false statements on this application is against the law.

Minnesota Statutes, Section 609.41 states that anyone giving false information in order to avoid or reduce their tax obligations is subject to a fine of up to \$3,000 and/or up to one year in prison.