

PRINCE GEORGE COUNTY



LAND USE PROGRAM REVALIDATION

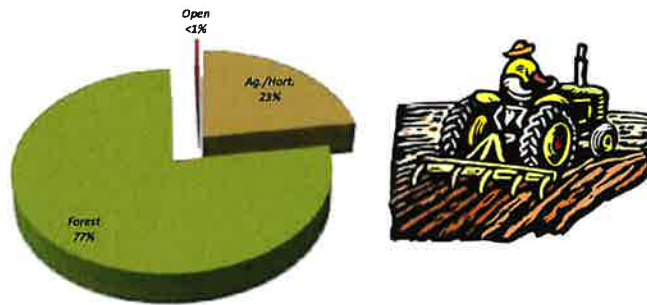
LAND USE PROGRAM GOAL:

"the preservation of real estate for agricultural, horticultural, forest, and open-space use is in the public interest and ... the classification, special assessment, and taxation of such property in a manner that promotes its preservation helps foster long-term public benefits."

~The Code of Virginia § 58.1-322

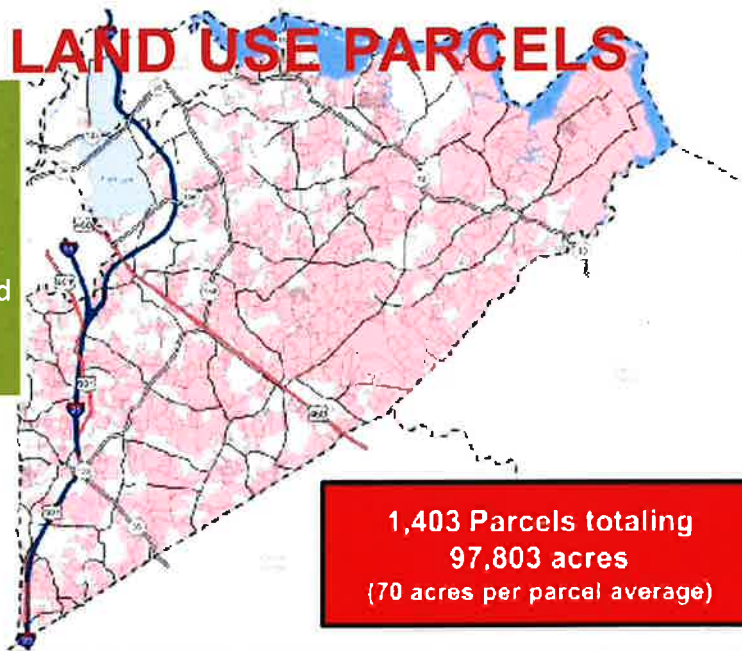
QUALIFYING ACREAGE

1,403 Parcels containing 97,802 acres
(70 acres per parcel average)



LAND USE PARCELS

61%* of the Land Area in Prince George is in the Land Use Program!



LAND USE REVALIDATION:

- Code of Virginia Section 58.1-3234 requires periodic revalidation to **CONFIRM EACH PARCEL CONTINUES TO MEET THE QUALIFYING STANDARDS**
- Section 13-162 of the Prince George County Code requires annual revalidation
- Prince George County Code requires that a Revalidation Fee equal to the original Application Fee be paid every sixth year (TY2019).
- During this Revalidation Application Fee year, the Assessor's Office audits all land use parcels to verify adherence to the qualifying standards.

The submitted information on the Revalidation Application will be thoroughly reviewed by the Assessor's Office over the next few months and additional supporting information may be required to remain in the Land Use Program.

QUALIFICATION STANDARDS

SLEAC publishes the Standards for Classification as required by the Code of Virginia Title 58.1-3236. These standards set forth the general and specific requirements to qualify a property for Land Use Assessments.

QUALIFYING REQUIRMENTS

- Land must be in production for 5 years prior to entering the program as agriculture or horticulture, or used in a managed timber production/conservation plan.
- Land must be zoned as Agricultural or for Agriculture purposes.
- Land must meet minimum acreages for each land use category.
- All real estate taxes have been paid on parcel.

QUALIFICATION STANDARDS

Code of Virginia

- Sets Perquisites for Parcels to Qualify (uses, application process, revalidation)
- Directs Standards to be Set By:
 - Department Agriculture – Agriculture and Horticulture
 - Department of Forestry - Forest
 - Department of Conservation and Recreation – Open Space
- Creates State Land Evaluation Advisory Council (Agencies plus Virginia Tech Department of Agriculture
 - SLEAC helps develop Standards and Rates for each locality in Virginia.

Localities

- Must adopt local ordinance to implement Use Value Assessment
- Can Choose Use Classes and Use Value Rates to apply.
- MUST FOLLOW QUALIFYING STANDARDS DEVELOPED BY CODE OF VIRGINIA.

LAND USE QUALIFICATION

AGRICULTURAL

Real estate devoted to the bona fide production for sale of plants and animals useful to man. Minimum of 5 acres.

HORTICULTURE

Real estate devoted to the bona fide production for sale of fruits of all kinds, including grapes, nuts, and berries; vegetables; nursery and floral products. Minimum of 5 acres.

Agriculture Use

5-acre minimum, excluding 1-acre house site

- Land must be used for hay, grain, crops or pasture.
- Pasture must have the following minimums of livestock:
 - 1 head of cattle per 5-acres
 - 5 swine or 5 sheep per 5-acres
 - 66 turkeys or 100 chickens per 5-acres

**Pleasure horses do not qualify for Land Use. Horses must be used for breeding, training, boarding, sale of manure, etc.*

Horticulture Use

5 acre minimum, excluding 1-acre house site

Land must be used for the sale of fruits, nuts, berries, vegetables, Christmas trees, nursery or floral items

For both Agricultural and Horticultural Use: Personal use or consumption by owner or lessee does not qualify.

AGRICULTURE/HORTICULTURE:

If audited and asked for proof, a property owner should be able to show 5 years or more of the following:

- Schedule F for farm income or 1120S for an S Corporation
- Schedule C for agricultural service provided.
- Current year receipts from stock yard sales (make copy while check is attached), valid bill of sale from hay and/or crop sales.
- For horses: Schedule F, Schedule C, boarding agreements and list of renters, copy of Business License.

Operation must be able to show at least and average of \$1,000 in **GROSS REVENUES for the previous five years.**

Note: If a farm property other than your own, total income must be enough to qualify all properties you farm. Example, if you farm 3 parcels plus your own, you must submit at least \$4,000 in GROSS REVENUES each year.

All income data is kept confidential in the Assessor's office.

STANDARDS are set by the Department of Agriculture and the SLEAC, not the Assessor's Office!

FOREST QUALIFICATION

FOREST

Land including the standing timber and trees thereon, devoted to tree growth in such quantity and so spaced and maintained as to constitute a forest area under standards prescribed by the State Forester. Minimum of 20 acres.

Owner must certify that the land is in a planned program of timber management and soil conservation practices to:

- Enhance the growth of commercially desirable species through generally accepted silvicultural practices.
- Reduce and prevent soil erosion by Best Management zones, water diversion practices, and other Best Management Practices which prevent soil erosion and improve water quality.

Certification of the owners' intent can be shown by:

- Submitting a plan prepared by a professional forester.
- Submitting an owner's commitment plan that meets the requirement of qualifying standards.

STANDARDS are set by the Department of Forestry and the SLEAC, not the Assessor's Office!

STANDARDS REQUIRE each qualifying parcel to submit EITHER:

- 1. FOREST MANAGEMENT PLAN Prepared by a Professional Forester.**
- 2. OWNER'S COMMITMENT PLAN that meets the qualifying Standards.**

Assessor's Office has a fill-in the blank Owner's Commitment Plan to meet these qualification standards
(Online at the Assessor's webpage or available in the office)

LAND USE QUALIFICATION

OPEN SPACE

Real estate used as, or preserved for, (i) park or recreational purposes, including public or private golf courses, (ii) conservation of land or other natural resources, (iii) floodways, (iv) wetlands, (v) riparian buffers, (vi) historic or scenic purposes, or (vii) assisting in the shaping the character, direction, and timing of community development or for the public interest and consistent with the local land-use plan.

Minimum of 5 acres.

OPEN SPACE Qualifying Uses are STRICTLY monitored by the State Department of Conservation and Recreation

LAND USE REVALIDATION:

- A Revalidation Application **MUST** be completed for **EACH QUALIFYING PARCEL**.
- 1,403 Parcels - 664 Property Owners – Revalidations Mailed.
- Answer the included Six (6) questions that confirm that the parcel continues in a qualifying use
- The REVALIDATION APPLICATION(S) and REVALIDATION FEE **MUST BE RECEIVED OR POSTMARKED BY DECEMBER 1, 2017.**
- **LATE APPLICATIONS WILL BE RECEIVED UNTIL JANUARY 5, 2018 WITH THE PAYMENT OF AN ADDITIONAL \$10.00 LATE FEE PER APPLICATION.**
- Failure to file a Revalidation Application as provided will invalidate the initial Land Use Application and will cause the property described in such application to be assessed at its fair market value for the following tax year and subsequent tax years.
- Owners of such real property may submit a new Land Use Application for the following year in accordance with the program requirements.

To insure the integrity of the Land Use Program, the Assessor's Office will audit each file during this revalidation cycle for proof of a bona-fide agricultural production business and meets the qualification standards

REVALIDATION FEE:

Section 58.1-3234 of the Code of Virginia and Section 13-162 (e) 1 of the Prince George County Code requires that a Revalidation Fee equal to the original Application Fee be paid every sixth year (TY2019).

The Revalidation Fee is equal to that of the original Application Fee. Generally, all qualifying acreage up to 100 acres requires a flat \$10.00 Revalidation Fee. In addition, each additional acre in excess of 100 is charged \$0.02 per acre.

<u>Range of Acres</u>	<u>Fees</u>
0-100	\$10.00
Each additional acre in excess of 100 acres, per acre	\$0.02

QUESTIONS?

2018 LAND USE REVALIDATION APPLICATION

Tax Year: 2019

County of Prince George
Real Estate Assessor's Office
P O Box 68
Prince George, VA 23875
Telephone: (804) 722-8629

Date Received:
Fee Received:

REVALIDATION APPLICATION and FEE MUST BE RECEIVED OR POSTMARKED BY: DECEMBER 1, 2017
LATE APPLICATIONS WILL BE RECEIVED UNTIL JANUARY 5, 2018 WITH THE PAYMENT OF AN ADDITIONAL \$10.00 LATE FEE PER APPLICATION.

«owner1» «owner2» «own_street» «own_city», «own_state» «own_zip»	Parcel #:	«parcel_id»
	District:	«district_number»
	Legal:	«L1» «L2»
	Legal Acres:	«legal_acreage»
	Qualifying Acres:	«TotQual»

Dear Property Owner(s):

Land Use Assessments must be revalidated annually. Section 58.1-3234 of the Code of Virginia and Section 13-162 (e) 1 of the Prince George County Code requires that a Revalidation Fee equal to the original Application Fee be paid every sixth year (TY2019). Please refer to the **FEE CALCULATION** form (**Form B**) included in this package to find the total due for the qualifying contiguous parcel(s) in the ownership listed above. Please note that if you own multiple contiguous qualifying parcels, you may have multiple REVALIDATION APPLICATIONS but only one (1) REVALIDATION FEE.

If you have any questions concerning this application, or the Land Use Assessment Program, you may contact the Real Estate Assessor's Office. The telephone number is (804) 722-8629.

THE FOLLOWING QUESTIONS MUST BE ANSWERED

- Does this parcel **CONTINUE TO QUALIFY** for use value taxation based on agricultural, horticultural, forest or open space uses, in accordance with the standards set forth in the Manual of the State Land Advisory Committee (SLEAC)?
*Please review the included **LAND USE WORKSHEET AND QUALIFYING STANDARDS (Form C)** to confirm the Assessor's Office use classification and to confirm if the parcel continues to meet the qualifying standards.*
YES _____ NO _____ IF NO, or in doubt, please contact the Assessor's Office for further details.
- Has there been any **CHANGE IN ACREAGE** of this land since your last application? (For Example: sale or gift of land or lots, new survey, subdivision of land, etc.)
YES _____ NO _____ IF YES, please provide details.
- Has there been any **CHANGE IN USE** of this land since your last application? (For Example: number of acres being farmed or in woodland, construction of new dwelling, placement of mobile home, or any other change from a qualifying agricultural, horticultural, forest or open space use to other non-qualifying use.)
YES _____ NO _____ IF YES, please provide details.

4. Are there any **DELINQUENT TAXES** outstanding on this property?

YES _____ NO _____

*Any property having delinquent taxes which remain **UNPAID ON JUNE 1, 2018 WILL BE REMOVED FROM THE LAND USE PROGRAM.** (Section 58.1-3235 of the Code of Virginia)*

5. Have you requested **REZONING** on all or part of this property since July 2017?

YES _____ NO _____ IF YES, please provide details. (Section 58.1-3237 of Code of Virginia.)

6. Please list the **NAME** and **TELEPHONE NUMBER** of the **PERSON TO CONTACT** if further information is needed to process this application.

NAME: _____

TELEPHONE NUMBER: _____

IMPORTANT

In the event of ANY CHANGE IN USE OR ACREAGE, the property owner must report such change to the Real Estate Assessor's Office **WITHIN 60 DAYS** of such change. Section 58.1-3234 of the Code of Virginia requires that a new application for land use taxation must be submitted whenever the use or acreage of land previously approved changes. If such a change has been made to your property, it will be necessary for you to file a new Land Use Application and fee in order to qualify for the program. Failure to do so will jeopardize your receiving the valuable tax benefits offered by this program. Please contact the Assessor's Office if you require further information or instructions.

I (we) further certify that all land for which taxation is requested meets all requirements of the uniform standards prescribed by the Commissioner of Agriculture and Commerce, the Director of the Department of Conservation and Economic Development and the Commission of Outdoor Recreation. I (we) declare under the penalties of law that this application and any attachment hereto have been examined by me (us) and to the best of my (our) knowledge are true and correct. I (we) do hereby grant permission to the Soil Conservation Service to provide information on Land Capability Classes to the proper authorities for the purpose of administering the land use ordinance.

Section 58.1-3238 Penalties – Any person failing to report properly any change in use of property for which an application for use value taxation has been filed shall be liable for all such taxes, in such amounts and at such times as if he has complied herewith and assessments had been properly made, and he shall be liable for such penalties and interest thereon as may be provided by ordinance. Any person making a material misstatement of fact in any such application shall be liable for all such taxes, in such amounts and such times as if such property had been assessed on the basis of fair market value as applied to other real estate in the taxing jurisdiction, together with interest and penalties thereon, and he shall be further assessed with an additional penalty of one hundred per centum of such unpaid taxes.

Signature(s) of owner(s):



County of Prince George
Real Estate Assessor's Office
P.O. Box 68
Prince George, VA 23875
Phone (804) 722-8629 Fax (804) 722-8977
assessor@princegeorgecountyva.gov

Roderick M. Compton
Assessor

FORM A

2018 LAND USE REVALIDATION Filing Instructions

Dear Property Owner(s):

Most years, the revalidation process only includes the submission of a signed Revalidation Application. However, section 58.1-3234 of the Code of Virginia and Section 13-162 (e) 1 of the Prince George County Code requires that a Revalidation Fee equal to the original Application Fee be paid every sixth year (TY2019).

BOTH the REVALIDATION APPLICATION and REVALIDATION FEE for each qualifying parcel must be received by the Assessor's Office no later than 5:00pm on December 1, 2017 to remain in the Land Use Program.

The submission of the REVALIDATION APPLICATION and the REVALIDATION FEE is the first step in the qualification process. The information on the Revalidation Application will be verified by the Assessor's Office and additional supporting documentation may be required to meet the qualifying standards determined by the State Land Evaluation Advisory Council (SLEAC). The current qualifying acreage and use for each qualifying parcel, as well as the qualifying standards that are required to remain in the Land Use Program, can be found on the LAND USE WORKSHEET AND QUALIFYING STANDARDS form (FORM C) included in this package.

Please note that EACH INDIVIDUAL PARCEL requires a REVALIDATION APPLICATION but the REVALIDATION FEE is calculated using the TOTAL QUALIFYING ACRES. If you own multiple contiguous parcels, you will have multiple REVALIDATION APPLICATIONS but only one (1) REVALIDATION FEE. The Revalidation Fee calculation can be found on the included REVALIDATION FEE CALCULATION form (Form B).

Please contact the Assessor's Office at (804) 722-8629 or assessor@princegeorgecountyva.gov with any questions you may have about the Land Use Program or this Revalidation Process. Forms and other relevant information about the Land Use Program can be found on the Assessor's page on the County Website at princegeorgecountyva.gov.

REVALIDATION APPLICATION FILING INSTRUCTIONS

Land Use Assessments must be revalidated annually to verify that all property in the program is being used in accordance with qualifying standards as determined by the State Land Evaluation Advisory Council (SLEAC) and verified by the Assessor's Office. During this Revalidation Application Fee year, the Assessor's Office audits all land use parcels to verify adherence to the qualifying standards. The submitted information on the Revalidation Application will be thoroughly reviewed by the Assessor's Office over the next few months and additional supporting information may be required to remain in the Land Use Program.

- A Revalidation Application **MUST** be completed for **EACH QUALIFYING PARCEL**.
- Answer the included Six (6) questions with regards to the specific parcel that coincides with the form.
- The REVALIDATION APPLICATION(S) and REVALIDATION FEE **MUST BE RECEIVED OR POSTMARKED BY DECEMBER 1, 2017**.
- **LATE APPLICATIONS WILL BE RECEIVED UNTIL JANUARY 5, 2018 WITH THE PAYMENT OF AN ADDITIONAL \$10.00 LATE FEE PER APPLICATION.**

REQUIRED QUESTIONS

1. Confirm that the parcel continues to qualify by reviewing the included **LAND USE WORKSHEET AND QUALIFYING STANDARDS** form (FORM C).
 - The Land Use Worksheet will detail the number of acres the Assessor's Office has determined are segmented to each qualifying use.
 - Acreage is classified as "Agricultural" if it is open, and "Forest" if it has tree cover.
 - The underlying classification is determined by the soil found in that specific use.
 - The Qualifying Standards will detail what is required for that specific use to continue to qualify for the Land Use Program. If you have not submitted this documentation in the past, the Assessor's Office may require that this information be submitted to remain in the program.
 - Please note that the Acreage Requirements in the Qualification Standards may be met by combining contiguous parcels under the same ownership. However, platted subdivisions may not qualify.
2. A Change in the Size of the parcel may affect the qualifying standards of the parcel.
3. The Land Use taxable values are driven by "VALUE IN USE". When a change in use occurs, this may affect the Land Use status. Typical reported changes could include converting acreage to build a home or outbuilding, converting from one qualifying use to another, or changing the use to a non-qualifying use.

A change from a qualifying use to a non-qualifying use requires the payment of a roll-back tax. The roll-back tax is calculated for the current tax year plus the five previous tax years and is based on the difference between fair market value and use value for those years.

4. The Land Use Program was established to provide qualifying land uses a tax incentive to continue using the property for agricultural, forest, or other open space uses. The program provides a significant annual property tax reduction. The Code of Virginia and subsequent opinions by the Attorney General have upheld that **NO PARCEL WITH DELINQUENT REAL ESTATE TAXES QUALIFIES FOR THE LAND USE PROGRAM** regardless of past, current, or future use. Any property having delinquent taxes which remain **UNPAID ON JUNE 1, 2018 WILL BE REMOVED FROM THE LAND USE PROGRAM** (Section 58.1-3235 of the Code of Virginia).
5. Rezoning a property may change the property's qualification status. When a property is zoned to a commercial or industrial zoning classification at the owner's request, the property will no longer qualify and be subject to roll-back taxes (see above).
6. Provide the contact information of the owner that will be able to provide the Assessor's Office with answers to specific questions regarding the information needed to Revalidate this parcel's qualification in the Land Use Program.

If you have any questions regarding the Revalidation Form or the Land Use program, please contact the Real Estate Assessor's Office at (804) 722-8629 or assessor@princegeorgecountyva.gov.



County of Prince George
 Real Estate Assessor's Office
 P.O. Box 68
 Prince George, VA 23875
 Phone (804) 722-8629 Fax (804) 732-3877
assessor@princegeorgecountyva.gov

Roderick M. Compton
 Assessor

FORM B

2018 LAND USE REVALIDATION Revalidation Fee Calculation

«Owner» «owner2» «own_street» «own_city», «own_state» «own_zip»	Total Parcels:	«Parcels»
	TOTAL Legal Acres:	«Legal_acreas»
	TOTAL Qualifying Acres:	«Total_Qual»
	TOTAL FEE:	«FEE»

Dear Property Owner(s):

Most years, the revalidation process only includes the submission of a signed Revalidation Application. However, Section 58.1-3234 of the Code of Virginia and Section 13-162 (e) 1 of the Prince George County Code requires that a Revalidation Fee equal to the original Application Fee be paid every sixth year (TY2019).

The Revalidation Fee is equal to that of the original Application Fee. Generally, all qualifying acreage up to 100 acres requires a flat \$10.00 Revalidation Fee. In addition, each additional acre in excess of 100 is charged \$0.02 per acre.

<u>Range of Acres</u>	<u>Fees</u>
0-100	\$10.00
Each additional acre in excess of 100 acres, per acre	\$0.02

While EACH INDIVIDUAL PARCEL requires a REVALIDATION APPLICATION, the REVALIDATION FEE is calculated utilizing the number of qualifying contiguous acres owned by a single entity.

The chart below shows the data the Assessor's Office has on file for the Owner/Entity listed above:

Ownership/Entity:		«Owner» «owner2»
Number of Contiguous Qualifying Parcels:		«Parcels»
TOTAL Legal Acres:		«Legal_acreas»
TOTAL Qualifying Acres:		«Total_Qual»
REVALIDATION FEE CALCUTION:		
<u>Qualifying Acres:</u>		<u>FEE:</u>
Up to 100 acres:	«Acre1» @ \$10.00	\$10.00
Over 100 acres:	«Acre2» @ \$0.02/acre	«Fee_2»
TOTAL	«Total_Qual»	«FEE»

- **Number of Qualifying Parcels:** The number of parcels owned by listed owner/entity that are contiguous qualifying acreage.
- **Legal Acreage:** All acreage listed in deeds and property records associated with the contiguous parcels with contiguous qualifying acreage. Legal Acreage may include non-qualifying acreage such as Homesites or acreage used for non-qualifying uses.
- **Qualifying Acreage:** All qualifying acreage associated with the contiguous parcels. This acreage is determined by the review of previous Land Use Applications and verification by the Assessor's Office. The chart below summarizes the TOTOAL number of acres for all the CONTIGUOUS parcels under the same ownership and shows the TOTAL segmented to each qualifying use.

LAND USE WORKSHEET – TOTAL CONTIGUOUS PARCELS		
Ownership Entity		«Owner» «owner2»
Number of Parcels:		«Parcels»
AGRICULTURE:		
	Crop	«Crop»
	Pasture	«Pasture»
	Unproductive	«AgUnprod»
FOREST:		
	Excellent	«ForEx»
	Good	«ForGood»
	Fair	«ForFair»
	Non-Productive	«ForNonProd»
OTHER QUALIFYING USES:		
	Horticulture – 1	«Hort1»
	Horticulture – 2	«Hort2»
	Open Space	«OpenSpace»
NON-QUALIFYING USES:		
	Homesite	«Homesite»
	Other Non-Qualifying Uses	«Total_Qual»
TOTALS:		
	Legal Acreage	«Legal_acreas»
	Qualifying Acreage	«Total_Qual»



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Roderick M. Compton
 Assessor

FORM C

2018 LAND USE REVALIDATION Land Use Worksheet and Qualification Standards

«owner1» «owner2» «own_street» «own_city», «own_state» «own_zip»	Parcel #:	«parcel_id»
	District:	«tbl_element_desc»
	Legal:	«L1» «L2»
	Legal Acres:	«legal_acreage»
	Qualifying Acres:	«TotQual»

LAND USE WORKSHEET	
OWNER:	«owner1» «owner2»
Parcel Number:	«parcel_id»
Legal Acreage:	«legal_acreage»
AGRICULTURE:	
Crop	«CR_Acres»
Pasture	«PA_Acres»
Unproductive	«UN_Acres»
FOREST:	
Excellent	«FE_Acres»
Good	«FG_Acres»
Fair	«FF_Acres»
Non-Productive	«NP_Acres»
OTHER QUALIFYING USES:	
Horticulture – 1	«H01_Acres»
Horticulture – 2	«H02_Acres»
Open Space	«OS_Acres»
NON-QUALIFYING USES:	
Homesite	«HS_Acres»
Other Non-Qualifying Uses	«Other_Acres»
TOTALS:	
Qualifying Acreage	«TotQual»

MINIMUM ACREAGE

§ 58.1-3233(2) establishes minimum acreages.

Five (5) acres for agricultural or horticultural use excluding house site.

Twenty (20) acres for forest use excluding a house site.

Qualification size is based on common ownership of contiguous parcels (§ 58.1-3233(2)).

AGRICULTURE

Minimum of 5-acres in qualifying agricultural production. Owner must have verification of continual bona fide production for 5 years in the commercial sale of plant or animal products useful to man.

The property may meet this requirement by participating in a conservation program under an agreement with an agency of the Federal Government.

Field crops include, but are not limited to, hay, corn, soybeans, wheat and other grains.

Livestock includes cows, swine, poultry, and equine animals, among others.

Personal use or consumption by owner or lessee does not qualify.

Horses kept for pleasure *do not qualify*.

Commercial Stables used for boarding, breeding, or training may qualify with the submission of the proper Income and Expense documentation.

The guidelines for minimum livestock units per acre set by the Virginia Department of Agriculture and the State Land Evaluation Advisory Council (SLEAC) must be met.

Links to these guidelines and other documentation can be found on the Assessor's Office webpage.

Verification of sale of crops needs to be submitted to establish a bona fide commercial production. (ex: receipts from the sale of qualifying products, Federal Income Tax 1040F (Farm Expense and Income), 1040E (Cash Rent and Agricultural Land), 4835 (Farm Rental Income and Expense), 1040C (Business Profit and

Loss) or Farm Service Agency farm and tract number FSA 156 EZ form).

If the property is leased, you must provide the name and contact information for that individual as well as a copy of the lease. The person leasing the land still must meet the requirements of the land use program for the parcel to qualify.

The property should average \$1,000 per year of gross income over a three-year period.

HORTICULTURE

Minimum of 5-acres and have a continual five (5) year qualifying history of bona fide production for commercial sale of fruits of all kinds including grapes, nuts, berries, floral products, nursery products, vegetables and ornamental plants.

All other qualification guidelines are the same as the Agriculture classification.

FOREST

Minimum of 20-acres and must meet the qualifying standards for productive or non-productive forestland. The Code of Virginia **REQUIRES** either:

- A Forest Management Plan prepared by a professional forester; or
- A signed Owner's Commitment Forest Plan that certifies that the land is in a planned program of timber management and soil conservation practices.

The Assessor's Office has a self-directed Owner's Commitment Forest Management Plan for your use available on the Assessor's webpage.

All forest land is classified as either Productive or Non-Productive.

Productive forestland is a commercial forest crop that is physically accessible for harvesting when mature.

Non-productive forestland is not capable of growing a crop because of inaccessibility or adverse site conditions. Non-productive forestland may qualify if it is included in the planned management program.

Please visit the Assessor's webpage at www.princegeorgecountyva.gov for additional Land Use Program guidance, information and links.

PRINCE GEORGE COUNTY OWNER'S COMMITMENT FOREST PLAN



This OWNER'S COMMITMENT FOREST PLAN was prepared by the undersigned property owner for the purpose of certifying that the subject property meets the requirements for the Forest Classification for the Land Use Program as conveyed by 58.1-3230, 58.1-3233 and 58.1-3240 of the Code of Virginia.

This OWNER'S COMMITMENT FOREST PLAN, which was prepared without a Professional Forester, establishes a commitment to maintain and protect forest land by documenting land-use objectives to include methods of resource management and soil and water protection.

Owner Name(s)	Parcel Number(s)	
Mailing Address/City/State/Zip Code	Qualifying Acres	
Signature(s)	Date	Daytime Phone Number(s)

**PRINCE GEORGE COUNTY
OWNER'S COMMITMENT FOREST PLAN**

The owner(s) agree that _____ acres of forest land will comply with the terms of this agreement listed below.

1. The property being applied for Forest Land Use shall be maintained and protected for FOREST LAND USE by adhering to a planned program of timber management and soil conservation practices:

A. LAND USE OBJECTIVES (List in order of priority (1-8) your land use objectives for this forest acreage)

_____	_____
_____	_____
_____	_____
_____	_____

B. RESOURCE MANAGEMENT ACTIVITIES (Check activities you have done in the past ten years or plan to do within the next ten years).

	Past 10 Years	Year	Future 10 Years
Timber Harvest	_____	_____	_____
Tree Planting	_____	_____	_____
Thinning (select cut)	_____	_____	_____
Wildlife Habitat Improvements	_____	_____	_____
Recreation Improvements	_____	_____	_____
Written Forest Management Plan	_____	_____	_____
Land Surveyed/Boundary Lines Marked	_____	_____	_____
Woodland Road Construction	_____	_____	_____
Soil Conservation Practices	_____	_____	_____
Wildfire Protection	_____	_____	_____
Road Improvements/Maintenance	_____	_____	_____
Access to Property/Controlled/Posted	_____	_____	_____
Woodland Protection from Grazing	_____	_____	_____
Other _____	_____	_____	_____

2. Owner shall implement "Best Management Practices" to reduce or prevent soil erosion on any harvesting activities on the property. Best Management Practices are defined as any practice which maintains land productivity and protects water quality.

3. Owner shall comply with the Virginia Seed Tree Law which applies to any acreage containing loblolly, shortleaf, pond or white pine. This law requires that any 8-cone bearing pine tree 14-inches or larger be left uncut and uninjured on each acre. If a seed tree of this size is not present on any particular acre, 2 of the largest diameter trees present must be left in its place.

4. Owner understands that improper activities that degrade or devalue the woodland such as non-compliance with Best Management Practices, grazing woodlands to the detriment of the forest, harvesting timber in a manner where no consideration is given to the future quality of the stand, and not following normally accepted good forest management practices may disqualify all or part of the forested area from forest land use.
5. Owner shall contact the Department of Forestry prior to conducting harvesting activities on properties with forest land use taxation.
6. If any provision of this agreement is determined to be invalid by a court a competent jurisdiction, the remainder of the agreement shall remain in full force and effect.
7. The provisions of this agreement shall be binding upon the parties, their successors, assigns, personal representatives, and heirs as long as the land remains in the land use program.
8. **NOTICE:** When the forestry use or uses by which the property qualified for assessment and taxation on the basis of use changes to more intensive use at the request of the owner, the property or such portion of the property which no longer qualifies shall be subject to roll back taxes in accordance with §58.1-3237 of the Code of Virginia. The owner shall be subject to all of the obligations and liabilities of said code selection.

I(We), the owner(s), agree to conform to the terms of this agreement and do hereby make a commitment to conserve and protect the forest use of my property for the to be taxed on the basis of use assessment and I submit my signature(s) in this form as my written commitment for such taxation to the assessing officer of the County pursuant to §58.1-3234 of the Code of Virginia and Prince George County Land Use Ordinance

Signature(s) of owner(s):

Printed names of owner(s):
