

# Farmland Assessment Prerequisites

Land may be eligible for "farmland assessment" when it meets the following qualifications:

- a. Actively devoted to agricultural or horticultural use for at least 2 successive years immediately preceding the tax year for which "farmland assessment" is requested.
- b. The area of land actively devoted, exclusive of the land, which the farmhouse is located, is not less than 5 acres.
- c. Gross sales, fees, or payments average at least \$500.00 annually for the first 5 acres and \$5.00 for each additional acre.
- d. Application, by the owner, made on or before August 1 of the year immediately preceding the tax year.

Representatives from the Assessor's Office are required to perform on-site inspections of all properties applying for and or claiming farmland assessment, for qualifying activities.

When land, which is in agricultural or horticultural use and is being valued under the Farmland Assessment Act, is applied to a use other than agricultural or horticultural, it is subject to additional taxes, referred to as roll-back taxes. Roll-Back Taxes are the amount equal to the difference, if any, between the taxes paid or payable on the basis of "Farmland Assessment" and the taxes that would have been paid or payable had the land been valued, assessed and taxed as other land in the taxing district.

In the case of a change in use, the roll-back taxes shall be applicable in the year in which the change took place and in such of the 2 tax years, immediately preceding, in which the land was valued, assessed and taxed under the Farmland Assessment Act.

The Assessor's Office mails annually on or before July 1<sup>st</sup>, Farmland Applications to property owners currently receiving farmland assessment. Property owners who wish to apply for Farmland Assessment should contact the Assessor's Office for an application.

The deadline for file a Farmland Application is August 1<sup>st</sup>.

Additional information regarding the requirements for the Farmland Assessment Act can be found at [www.state.nj.us/agriculture](http://www.state.nj.us/agriculture)