

Instructions for: ***Application for the Valuation and Tax Deferment of Agricultural Land***

What type of property qualifies for Green Acres?

If you own property that is classified as 2a productive agricultural land, you may be eligible for the Green Acres program.

The property must:

- Be classified as 2a productive agricultural land and be primarily devoted to agricultural use;
- Be at least 10 acres in size or a nursery or greenhouse; 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 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; or
 - Be the homestead of a shareholder in a family farm corporation or authorized farm entity under Minnesota Statute 500.24; or
 - Be the homestead of a member/shareholder of a poultry entity other than a limited liability entity in which the majority of the members, partners, or shareholders are related and at least one of the members, partners, or shareholders either resides on the

land or actively farms the land; or

- Be the homestead of an individual who is part of a corporation that derives 80 percent or more of its gross receipts from the wholesale or retail sale of horticultural or nursery stock.

All parcels being enrolled for the deferred tax must be under the same ownership.

How Green Acres works

The assessor determines two values on Green Acres property:

1. The “estimated 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 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.

How to apply

Complete application and attach a required “Green Acres Addendum Form” for each parcel you wish to enroll.

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.

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.

**Watershed district special assessments will not be deferred under Green Acres for properties qualifying for Green Acres after May 31, 2008 or for any watershed district special assessments levied after May 31, 2008.*

Required documentation

You must attach all your Green Acres Addendum Form to this form before submitting it to the assessor.

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 may 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 giving false information in order to avoid or reduce their tax obligations can result in a fine of up to \$3,000 and/or up to one year in prison.