Marie P. Hall, CCMA II
Assessor

TOWN OF MARLBOROUGH
CLASSIFICATION OF LAND AS FARMLAND

GUIDELINES

Revised: 8/15

1. Applicant must have been farming for a period of at least **one** year **prior** to application.
2. Applicant must **supply proof of farming** by submitting a copy of "Farm Page" of his/her Federal Income Tax Return (Schedule F).
3. Applicant must file a Personal Property Declaration as a farming operation/business.
4. Applicant must have farming equipment on premises.
5. Applicant must have a **minimum of five (5) acres** to qualify for farm assessment, not including building lot, pursuant to Zoning Regulation.

Application must be filed with Assessor for verification between September 1st and October 31st. Persons seeking for farmland assessment must meet all of the above requirements. Incomplete applications or applications not meeting the above requirements will not be considered.

26 North Main Street * P.O. Box #29 * Marlborough, CT 06447
(860) 295-6201 * Fax (860) 295-0317

APPLICATION TO THE ASSESSOR FOR CLASSIFICATION OF LAND AS FARM LAND

Declaration of policy: it is hereby declared that it is in the public interest to encourage the preservation of farm land, forest land and open space land in order to maintain a readily available source of food and farm products close to the metropolitan areas of the state, to conserve the state's natural resources and to provide for the welfare and happiness of the inhabitants of the state [and] that it is in the public interest to prevent the forced conversion of farm land, forest land and open space land to more intensive uses as the result of economic pressures caused by the assessment thereof for the purposes of property taxation at values incompatible with their preservation as such farm land, forest land and open space land.

FILE A SEPARATE APPLICATION FOR EACH PARCEL. PLEASE PRINT. COMPLETE ALL SECTIONS. SEE REVERSE SIDE OF THIS FORM. ATTACH ANY ADDITIONAL PAGES.

☐ NEW APPLICATION ☐ UPDATE APPLICATION (EXCEPTED TRANSFERS ONLY) ATTACH EXPLANATION. ☐ ACREAGE CHANGE ATTACH EXPLANATION ☐ USE CHANGE ATTACH EXPLANATION

NAME OF ALL OWNERS	MAILING ADDRESS

CONTACT PERSON'S NAME	CONTACT PERSON'S TELEPHONE NUMBER	CONTACT PERSON'S E-MAIL ADDRESS
TYPE OF FARMING OPERATION	EQUIPMENT USED IN THE FARM OPERATION	TOTAL GROSS INCOME DERIVED FROM FARM OPERATION

PROPERTY LOCATION:	OWNER'S ACREAGE ESTIMATE THIS TOWN ONLY	ASSESSOR'S ACREAGE ESTIMATE	ASSESSOR'S USE VALUE PER ACRE	USE ASSESSMENT
TOTAL ACREAGE THIS PARCEL THIS TOWN ONLY:				
TILLABLE A: Excellent (shade tobacco and ball and burlap nursery, crop land)				
TILLABLE B: Very good (binder tobacco, vegetables, potatoes, crop land)				
TILLABLE C: Very good, quite level (corn silage, hay, vegetables, potatoes, crop land)				
TILLABLE D: Good to fair, moderate to considerable slopes (hay, corn silage, rotation pasture, crop land)				
ORCHARD: Well-maintained trees for the purpose of bearing fruit				
PERMANENT PASTURE: Grazing for livestock, not tilled land				
WOODLAND: Woodland in a farm unit				
WASTELAND: Swamp/ledge/scrub				
TOTAL			TOTAL	

PLEASE ATTACH A SKETCH OF YOUR FARM SHOWING THE LOCATION AND NUMBER OF ACRES IN EACH FARM USE

OWNER'S AFFIDAVIT (ALL OWNERS MUST SIGN)

I DO HEREBY DECLARE under the penalty of false statement that the statements made herein by me are true according to the best of my knowledge and belief, and that I have received and reviewed § 12-504a through 12-504e, inclusive of the Connecticut General Statutes concerning a potential tax liability upon a change of ownership or use of this property.

OWNER'S SIGNATURE	DATE SIGNED	OWNER'S SIGNATURE	DATE SIGNED	OWNER'S SIGNATURE	DATE SIGNED

ASSESSOR'S VERIFICATION SECTION

ACQUISITION DATE	DATE RECORDED	VOLUME/PAGE	MAP/BLOCK/LOT	TOTAL ACREAGE	TOTAL ACREAGE CLASSIFIED

APPLICATION APPROVED: ☐ YES; AS NOTED ABOVE ☐ NO; REASON: _____

ASSESSOR _____ DATE _____

THIS SECTION MUST BE COMPLETED **ONLY IF** THE ACREAGE ON THE REVERSE SIDE OF THIS APPLICATION IS LEASED OR RENTED.

I, _____ residing at _____

NAME OF LESSEE/RENTER — STREET NUMBER — STREET NAME — TOWN — ZIP CODE

DO HEREBY DECLARE under penalty of false statement, that I am leasing/renting for farm purposes, the land at

_____ _____

STREET NAME — TOWN — STATE — ASSESSOR'S MAP AND PARCEL

pursuant to a written lease or agreement that I entered into on _____ with

DATE AGREEMENT WAS SIGNED

_____

OWNER'S NAME — STREET NUMBER — STREET NAME — TOWN/CITY — STATE — ZIP CODE

Such lease/rental commences on _____ and terminates on _____.

MONTH/DATE/YEAR — MONTH/DATE/YEAR

The lease/rental amount is $_____ per ☐ acre ☐ month ☐ year.

_____ _____

SIGNATURE OF LESSEE/RENTER — DATE SIGNED

APPLICANT FILING INFORMATION: APPLICATION TO THE ASSESSOR FOR CLASSIFICATION OF LAND AS FARM LAND

The term "farm land" means any tract or tracts of land, including woodland and wasteland, constituting a farm unit.

In determining whether land is farm land, the assessor shall take into account, among other things, the acreage of such land, the portion thereof in actual use for farming or agricultural operations, the productivity of such land, the gross income derived therefrom, the nature and value of the equipment used in connection therewith, and the extent to which the tracts comprising such land are contiguous.

An application for farm land classification must be filed on this form, as prescribed by the Commissioner of the Department of Agriculture, pursuant to §12-107c (b) of the Connecticut General Statutes.

The property owner (or owners) must complete this form and file it with the assessor of the town where the farm land is situated. If there is more than one owner, each must sign the application. The filing period is between September 1st and October 31st, except in a year in which a revaluation of all real property is effective, in which case the filing deadline is December 30th.

Failure to file in the proper manner and form is considered a waiver of the classification under §12-107c(c) of the Connecticut General Statutes.

A separate application must be filed for each parcel of land.

You are responsible for contacting the assessor to update your application if there is a change in use, acreage or ownership of this property after the assessor approves its classification.

If there is a change of use or a sale of the classified land, the classification ceases (pursuant to §12-504h of the Connecticut General Statutes) and you may be liable for an additional conveyance tax.

Please review the attached copies of the statutes concerning the imposition of this tax (§12-504a through §2-504e, inclusive, of the Connecticut General Statutes).

Please be advised that the assessor may require information in addition to that contained in this application in order to make a determination regarding classification.

INSTRUCTIONS FOR THE ASSESSOR:

Forward a completed copy of this application and a copy of the property record card (a.k.a., field card) to the applicant.

Forward a copy of the above lease/rental statement to: CONNECTICUT DEPARTMENT OF AGRICULTURE
BUREAU OF AGRICULTURAL DEVELOPMENT AND RESOURCE CONSERVATION
165 CAPITOL AVENUE, ROOM 127
HARTFORD, CT 06106