



**October 20, 2016 7:00pm -9:00pm**  
**County Administration Building – 1800 Sandy Hook Road**  
**Board of Supervisor’s Auditorium**

**Purpose:** Is to inform Goochland citizens and those in the Land Use Program of local opportunities to help them better utilize their land.

**Guest speakers:**

Mary Ann Davis – County Assessor - Land Use Program Administrator

- Land Use Requirements
- Why Revalidate?
- Going over the Revalidation Form

Keith Burgess – Monacan Soil & Water Conservation District Manager

- Agricultural Agencies –Who they are and what they do
- Monacan Soil and Water Conservation District
- USDA – Natural Resources Conservation Service
- USDA – Farm Service Agency

Charley Maxwell – Associate Agriculture & Natural Resources Extension Agent  
Chesterfield and Goochland Counties

- Programs and resources that Virginia Cooperative Extension has to offer in terms of land planning and utilization
- Ways to connect with people who are looking to rent land or people who have land to rent

Chuck Wright – Department of Forestry – Forester for Goochland & Louisa

- Forestall Land Use: requirements for qualification
- Management plans: types, costs, benefits of having a plan
- Virginia Department of Forestry: Services provided, cost share assistance for planting trees

\*Tables will be provided in the foyer for literature and brochure for the public.

\*USDA NRCS –Natural Resources Conservation Service –Rachel Loveday will be available



# Land Use Revalidation

Mary Ann Davis, County Assessor  
October 20, 2016

<http://www.goochlandva.us/339/Land-Use>

# The Land Use Program....

- has not changed.
- guide lines and requirements are the same.
- It is the property owner's choice to participate and meet annual requirements.

# Land Use Program Requirements

## AGRICULTURE

- Minimum of 5 acres (excluding 1 acre home site)
- Devoted currently and for the five previous consecutive years to the production for sale of plant or animal products useful to the public.
- Land must be used for hay, grain, crop, pasture, livestock, etc.
- Pleasure horses do not qualify.



# Land Use Program Requirements

## FOREST

- Minimum of 20 acres (excluding 1 acre home site)
  - \*Exception: Forest acreage is allowed when the minimum of 5 acres of Agriculture is met.
- The land must be growing a forest crop that can be harvested when mature.
- A County Land Owner's Forest Land Use Commitment agreement must be signed... OR
- Provide a certified Forest Management Plan prepared by a professional forester for timber management.



# Land Use Program Requirements

## HORTICULTURE

- Minimum of 5 acres (excluding 1 acre home site)
- Devoted currently and for the five previous consecutive years to the production for sale of nursery greenhouse cut flowers, plant materials, orchards or small fruit products.

# Why Revalidate?

- Uphold the State Code & County Ordinance
- Set standards for record keeping
- To check for accountability
- Provides better methods in sampling properties for random audits
- Better maintenance of the Land Use Program today... will help defend the program for a future generation of farmers

# Some Clarification....

County Ordinance: Section 13-41

\*Failure to submit an annual revalidation application, shall not be a basis for the imposition of a rollback tax.

- This statement is saying that just because you've missed getting your LU revalidation in, cannot be the basis for roll-back tax. (TIME)
- This statement is not saying that if I don't file a LU revalidation, I can avoid roll-back tax because I don't meet the program requirements. (REQUIREMENTS)

\*Properties without a Land Use Revalidation Application will be audited first for qualification and receipts next year.



# What Disqualifies Property ?

- ❑ Change of use
- ❑ Rezoning
- ❑ Selling off land leaving an insufficient amount of acreage to qualify
- ❑ Ceases to be in production
- ❑ New construction (new home site)



# Roll Back Taxes

- Calculated on the difference of use value and market value for the current year and for each of the five most recent tax years, plus interest.
- §58.1-3237 (B) County Ordinance Sec. 13-41

# Land Use Revalidation Timeline

**November 1:** Deadline to file

**November 2:** **\$25 LATE FEE WILL BE REQUIRED FOR EACH REVALIDATION APPLICATION**

**Reminder Notices:** Oct. 1 & 21 , Nov. 3 & 15 , Dec. 1 & 6  
LU Revalidation Applications not received by December 31, 2016 will have the January 2017 Reassessment Notice reflecting the fair market land value instead of the land use value.

**January 15:** 2017 Reassessment Notices are mailed  
*Property owners have 30 days to appeal their assessments.*

**February 15:** Last day to appeal



# Questions

**CITIZENS ARE ENCOURAGED TO CALL THE ASSESSOR'S OFFICE 804-556-5853  
IF YOU NEED ASSISTANCE WITH THE LAND USE REVALIDATION APPLICATION.**