

# APPLICATION FOR FARMLAND ASSESSMENT

N.J.S.A. 54:4-23.1 et seq.; N.J.A.C. 18:15-1.1 et seq. **SEE INSTRUCTIONS**

## FILE ANNUALLY BY AUGUST 1 OF THE PRE-TAX YEAR

COUNTY \_\_\_\_\_ MUNICIPALITY \_\_\_\_\_ TAX YEAR \_\_\_\_\_

Check if ALL farmland assessed acres are woodlands under a:  Woodland Management Plan  
 NJ Forest Stewardship Plan (Effective 2019)  
*(DO NOT CHECK IF MIX USE)*

### SECTION 1 – IDENTIFICATION INFORMATION (Please print or type all information)

(1) Owner's Name \_\_\_\_\_ (9) Farm operator(s) other than owner:  
 (a1) Name \_\_\_\_\_

(2) Mailing Address \_\_\_\_\_ (b1) Address \_\_\_\_\_

(3) Telephone \_\_\_\_\_ (c1) Telephone ( ) \_\_\_\_\_

(4) Email Address \_\_\_\_\_ (a2) Name \_\_\_\_\_

(5) Land Location \_\_\_\_\_ (b2) Address \_\_\_\_\_

(6) Block(s), Lot(s), Qual. No. \_\_\_\_\_

(7) The land is  farmed solely by owner  
 rented to farmer  
 farmed by owner and tenant (c2) Telephone \_\_\_\_\_

(8) Is farm deed restricted to agriculture?  
 Yes  No  # of Acres \_\_\_\_\_

### SECTION 2 – BREAKDOWN OF LAND USE CLASSES (All entries and totals must be accurate)

Insert the current year's acreage in the appropriate land use class. Indicate acres to the nearest 100th– DO NOT USE DIMENSIONS

REFER TO DEFINITIONS OF LAND USE CLASSES UNDER INSTRUCTIONS

<b>ACTIVELY DEVOTED LAND</b>	<b>Acreage</b>	<b>LAND NOT ACTIVELY DEVOTED</b>	<b>Acreage</b>
(1) Cropland harvested	(1) _____	(9) Land under and land used in connection with farmhouse.	(9) _____
(2) Cropland pastured <i>(Don't include acreage in #6)</i>	(2) _____	(10) All other land not devoted to agricultural / horticultural use	(10) _____
(3) Permanent pasture	(3) _____	(11) Total <b>NOT</b> devoted to agricultural or horticultural use (Sum of lines 9 & 10)	(11) _____
(4) Non-appurtenant woodland (See instructions before making entry)	(4) _____	(12) TOTAL ACREAGE OF ALL LAND (Sum of lines 8 & 11)	(12) _____
(5) Appurtenant woodland or wetland (See instructions before making entry)	(5) _____	*If fewer than five acres are located in this municipality, list the municipality, block(s) & lot(s) of contiguous acreage	
(6) Acres used for: <i>(don't include pastured acres)</i> (a) <u>      </u> boarding (b) <u>      </u> rehabilitating (c) <u>      </u> training	(6) _____ Total a, b & c	(13) Is there a claim for land under: • Seasonal farm markets? Yes <input type="checkbox"/> No <input type="checkbox"/> • Seasonal agricultural labor housing? Yes <input type="checkbox"/> No <input type="checkbox"/>	
(7) Acres used for renewable energy	(7) _____	(14) Is there a claim for land under: • solar <input type="checkbox"/> wind <input type="checkbox"/> biomass <input type="checkbox"/>	
(8) Total ACRES to Agricultural OR Horticultural use (Sum of lines 1 to 7)	(8) _____		

**SECTION 3 – CURRENT YEAR FARMING ACTIVITY** – *Indicate acres to nearest 10th. Include Double Cropping. For example, two plantings on 50 acres should be reported as 100 acres.*

INSERT CURRENT YEAR HARVESTED OR TO BE HARVESTED ACRES FOR LAND ONLY IN SECTION 2

A. FIELD CROPS (Harvested Acres)		Acres	C. ORNAMENTAL CROPS		Acres	E. VEGETABLE CROPS (Harvested Acres)		Acres	G. ANNUAL HARVEST OF WOODLAND PRODUCTS		Cords, Board Feet etc.
Irrigated Acres.....	(80)	_____	Irrigated Acres.....	(82)	_____	Irrigated Acres.....	(83)	_____	Fuelwood (cords).....	(67)	_____
Barley (grain).....	(11)	_____	Bedding plants.....	(28)	_____	Asparagus.....	(46)	_____	Pulpwood (cords).....	(68)	_____
Corn for grain.....	(12)	_____	Flowers (cut).....	(29)	_____	Beans, lima.....	(47)	_____	Timber (Bd. Ft.).....	(69)	_____
Corn for silage.....	(13)	_____	Trees & shrubs (nursery).....	(30)	_____	Beans, snap.....	(48)	_____	Other:		
Hay(alfalfa).....	(15)	_____	Sod (cultivated).....	(31)	_____	Cabbage.....	(49)	_____	(specify).....		
Hay (other excluding salt hay).....	(16)	_____	Christmas trees.....	(32)	_____	Carrots.....	(50)	_____			
Oats (grain).....	(17)	_____	Other:			Corn, sweet.....	(51)	_____	<b>H. LAND IN FEDERAL GOVERNMENT PROGRAM</b>		
Rye (grain).....	(18)	_____	(specify).....			Cucumbers.....	(52)	_____	Name of Program.....		
Sorghum.....	(19)	_____				Eggplant.....	(53)	_____	Program Number.....		
Soybeans.....	(20)	_____	<b>D. LIVESTOCK</b>		<b>Avg. # of Livestock</b>	Lettuce.....	(54)	_____	Acres in Program.....	(70)	_____
Wheat.....	(21)	_____	All beef cattle.....	(33)	_____	Onions.....	(55)	_____	<b>I. RENEWABLE ENERGY</b> <b>Acres</b>		
Cover Crops Planted: (specify).....		_____	Dairy.....	(34)	_____	Peas.....	(56)	_____	Solar.....	(71)	_____
Other Field Crops: (specify).....		_____	Dairy (young).....	(35)	_____	Peppers (bell).....	(57)	_____	Wind.....	(72)	_____
		_____	Horses & ponies.....	(36)	_____	Potatoes (white).....	(58)	_____	Biomass.....	(73)	_____
		_____	Sheep.....	(37)	_____	Potatoes (sweet).....	(59)	_____			
<b>B. FRUIT CROPS (Bearing Acres)</b>	<b>Acres</b>		Swine.....	(38)	_____	Pumpkins.....	(60)	_____	<b>J. NJ FOREST STEWARDSHIP</b> <b>Acres</b>		
Irrigated Acres.....	(81)	_____	Bees (Hives).....	(39)	_____	Spinach.....	(61)	_____	Forested Woodland/Wetland.....	(74)	_____
Apples.....	(22)	_____	Ducks.....	(40)	_____	Squash.....	(62)	_____			
Blueberries.....	(23)	_____	Fur animals.....	(41)	_____	Tomatoes.....	(63)	_____			
Blueberries.....	(23)	_____	Goats.....	(42)	_____	Melons.....	(64)	_____			
Cranberries.....	(24)	_____	Chickens (meat).....	(43)	_____	Mixed & other vegetable.....	(65)	_____			
Grapes.....	(25)	_____	Chickens (layers).....	(44)	_____	Other:					
Nectarines.....	(86)	_____	Turkeys.....	(45)	_____	(specify).....					
Peaches.....	(26)	_____	Other:								
Strawberries.....	(27)	_____	(specify).....			<b>F. AQUACULTURE</b>		<b>Acres</b>			
Other fruit crops: (specify).....		_____				Fresh water, food fish or plants for harvest or sale.....	(66)	_____			
Non-bearing fruit: (specify).....		_____				Other: (specify).....		_____			

**SECTION 4 – SIGNATURE & VERIFICATION OF OWNER(S)**

The undersigned declares that this form, including any accompanying schedules and statements, has been examined by him (her) and to the best of his (her) knowledge and belief is true and correct. Filing of this form is also a representation that the land will continue to be devoted to an agricultural or horticultural use during the year for which farmland assessment is requested. Under N.J.S.A. 54:4-23.14(b), this certification shall be considered as if made under oath and is subject to the same penalties as provided by law for perjury. In addition, for a gross and intentional misrepresentation on this form, the landowner shall be subject to a civil penalty of up to \$5,000.

\_\_\_\_\_  
Signature of Individual Owner or Co-owner      Date      **OR**      Signature of Corporate Officer      Date      Corporate Name

<b>RESERVED FOR OFFICIAL USE</b>	
This application is:	( ) APPROVED
	( ) DISAPPROVED
Date	ASSESSOR

**FILE THIS FA-1 APPLICATION IN DUPLICATE AND ONE SUPPLEMENTAL FA-1 GROSS SALES FORM WITH YOUR ASSESSOR.  
TAXPAYER SHOULD RETAIN COPIES FOR OWN RECORDS.  
(IF ENTRY MADE IN SECTION 2, LINE 4, FILE A COPY OF FA-1, AWD-1 FORM, AND AN ACTIVITY MAP  
WITH THE NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION.)**

# INSTRUCTIONS Farmland Assessment Act of 1964

(N.J.S.A. 54:4-23.1 et seq.; N.J.A.C. 18:15-1.1 et seq.)

## APPLICATION

Farmland Assessment, form FA-1, in duplicate and the Supplemental Farmland Assessment Gross Sales Form, FA-1 G.S., should be filed with the municipal assessor on or before August 1 of the pretax year – which is the year immediately preceding the tax year for each farm comprised of contiguous land. If an entry is made in Section 2, line 4, Woodland Data form WD-1 must also be filed with the FA-1 application and Supplemental FA-1 Gross Sales form. **Only one FA-1, FA-1 G.S. should be filed for each farm comprised of contiguous land. Late or incomplete applications will be denied.** At the assessor's request, applicants must provide proofs of eligibility as to ownership, land area, farming activity, and gross sales. Lands in Farmland Preservation Programs must still meet criteria and filing prerequisites of the Farmland Assessment Act to receive preferential reduced assessment.

## Filing Extension

Assessors may grant an extension of time for filing an application, but no later than September 1 of the year immediately preceding the tax year, for an applicant who has filed for an extension with the Farmland Assessment Application Filing Deadline Extension Form, form FA-X, if the assessor is satisfied that failure to file by August 1 was due to (1) the owner's illness and a physician's certificate stating that the owner was physically incapacitated and unable to file by August 1 and the FA-1 and FA-1 G.S. forms are filed with the assessor; or (2) the death of the owner or the owner's immediate family member and a certified copy of the death certificate and the FA-1/ FA-1 G.S. forms are filed with the assessor by the owner or by the executor/executrix of the owner's estate. *Immediate family member* means an owner's spouse, child, parent or sibling residing in the same household. (N.J.S.A. 54:4-23.6d.)

## QUALIFICATIONS

*Farmland assessment* means valuation, assessment and taxation under the Farmland Assessment Act. Land may be eligible for *farmland assessment* when it meets the following:

- The land has been actively devoted to agricultural or horticultural use for at least two successive years immediately preceding the tax year for which *farmland assessment* is requested. (N.J.S.A. 54:4-23.6.)
- The land area actively devoted to agricultural or horticultural use is not less than five acres, exclusive of the land upon which the farmhouse is located and such additional land actually used in connection with the farmhouse.
- Gross sales, fees, or payments average at least \$1,000 annually on the first five acres, except for lands under a Woodland Management Plan where gross sales remain at \$500 for the first five acres, and average \$5 per acre on all acreage above five acres, except 50 cents per acre on woodland & wetland above five acres. For woodlands and wetlands under a NJ Forest Stewardship Plan, no income need be generated, but the prescriptions of the plan must have been followed. (N.J.S.A. 54:4-23.5.)
- Application by the owner is filed on or before August 1 of the year immediately preceding the tax year. (N.J.S.A. 54:4-23.6.)
- If farm management unit is less than seven acres, a descriptive narrative of agricultural/horticultural uses, a sketch of their location, and number of acres devoted is required.

## SECTION 1-IDENTIFICATION INFORMATION – Complete items 1 through 9.

Item 1, *Owners' Names*- List every individual, partnership or corporation having an ownership interest in the land.

Item 6, *Block(s), Lot(s), and Qual. No.* - List block(s) and lot(s) comprising a farm unit of contiguous land from your tax bill; official tax map; or page(s) and line(s) from the current year's assessment list.

## SECTION 2 –BREAKDOWN OF LAND USE CLASSES. Complete items 1 through 14.

Item 1, *Cropland harvested* is land from which a crop is harvested in the current year. It is the heart of a farming enterprise and represents the highest use of land in agriculture.

Item 2, *Cropland pastured* is land which can be used to produce crops but its maximum income may not be realized in a particular year.

Item 3, *Permanent pasture* is land which is not cultivated because its maximum economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of this farm operation.

Item 4, *Non-appurtenant woodland* is woodland devoted exclusively as sustainable forestlands or to the production for sale of trees and forest products, except for Christmas trees which are Item 1, Cropland Harvested. Woodland which is not "supported and subordinate" to land in classes 1, 2, or 3 should be item 4. Owners of class 4 woodland must submit a Woodland Management Plan or NJ Forest Stewardship Plan, scaled map of woodland activity & soil group classes, and other information. (N.J.A.C. 18:15-2.7.)

Item 5, *Appurtenant woodland* is woodland which is not devoted to production for sale of trees and forest products, but can be eligible for farmland assessment by being contiguous to, part of, supportive and subordinate to, or "beneficial to a tract of land" which is five acres or more and otherwise actively devoted qualified farmland (Items 1, 2, or 3). Woodland acreage less than the otherwise actively devoted qualified farmland acreage (Items 1, 2, or 3) may be considered *appurtenant woodland*. Woodland acreage exceeding the otherwise actively devoted farmland may be *appurtenant woodland* when proof of its benefit to otherwise actively devoted farmland can be substantiated to the assessor. (N.J.A.C. 18:15-1.1.)

Item 6, *Acres used for boarding, rehabilitating or (livestock) training* to be actively devoted to agricultural use must be contiguous to land which otherwise qualifies for farmland assessment.

Item 7, *Acres used for renewable energy* is solar, wind, or biomass energy generation 10 acres or less in area generating no more than two megawatts of power. The ratio of acreage devoted to renewable energy generation facilities, structures, and equipment vs. agricultural/horticultural operations cannot exceed 1 part to 5 parts. (N.J.S.A. 54:4-23.3c.) Also, fill out Item 14 for type of renewable energy generated.

Item 9, *Land under and land used in connection with farmhouse* is land on which a farmhouse is located, together with land area devoted to lawns, flower gardens, shrubs, swimming pools, tennis courts, etc. used with the farmhouse for enjoyment of its residents. This land is not in agricultural or horticultural use and is assessed and taxed at true value standards. (N.J.S.A. 54:4-23.11.)

Item 10, *All other land not devoted to agricultural or horticultural use* is land other than used in connection with the farmhouse that is not devoted to an agricultural or horticultural use nor is it necessary to support land actively devoted to an agricultural or horticultural use. This land will be assessed and taxed in accordance with true-value standards.

Item 13, enter "YES" or "NO."

Certain land uses shall be in the categories below:

APPURTENANT WOODLAND	CROPLAND HARVESTED		NON-APPURTENANT WOODLAND
Swampland, Wetland	Land under farm buildings	Nurseries, Christmas Trees	Wood and forest products
Lakes, Ponds, Stream	Land in government programs	Crops grown under glass	NJ Forest Stewardship
Irrigation Ditches	Agricultural labor housing	Renewable energy	Forested Wetlands
	Seasonal Farm Markets		

### SECTION 3 – CURRENT-YEAR FARMING ACTIVITY

Insert the current year acreage or other specified information.

### SECTION 4 – SIGNATURE AND VERIFICATION OF OWNER(S)

For non-corporate multiple ownership, one owner is presumed to have authority and may sign on behalf of the other co-owners. In the case of a corporate owner or co-owners, the full name of the corporation must be provided, accompanied by the signature and the title of the corporate officer authorized to sign the application in its behalf.

#### OWNERSHIP

Must be single ownership: that is, a unified title meaning common ownership by one distinct legal entity of one or more contiguous parcels together.

#### ACTIVELY DEVOTED & GROSS SALES

Land of at least five acres is actively devoted to agricultural or horticultural use when gross sales of agricultural/horticultural products produced thereon, payments received under federal soil conservation programs, fees received for breeding, raising or grazing livestock, income imputed to grazing land as determined by the State Farmland Evaluation Committee, and fees received for boarding, rehabilitating or training livestock where the land under the boarding, rehabilitating or training facilities is contiguous to land otherwise qualified for farmland assessment, averaged at least \$1,000 in the previous two years, or there is clear evidence of anticipated yearly gross sales and payments of at least \$1,000 within a reasonable time period. Also where the land is more than five acres, gross sales must average \$5 per acre for each acre over five. However, in the case of woodland/wetland subject to a Woodland Management Plan, the gross sales required remains at \$500 for the first five acres and 50 cents per acre for any acreage over five. Woodland/wetland subject to a NJ Forest Stewardship Plan need not produce income, but the prescriptions of the plan must be followed. Rents paid to owners by tenant farmers **do not** constitute gross sales. Generated energy from any source is **not** an agricultural or horticultural product and any power or heat sold from biomass, solar, or wind energy generation is **not** income for valuation, assessment and taxation of land pursuant to the Farmland Assessment Act of 1964. The Supplemental FA-1 Gross Sales Form must be submitted with each FA-1 application.

#### CHANGE IN USE-ROLLBACK TAXES

- When land in agricultural /horticultural use and valued under the Farmland Assessment Act, is put to a use other than agricultural/ horticultural, it is subject to additional taxes, known as roll-back taxes, in an amount equal to the difference between the taxes paid/payable under Farmland Assessment and the taxes which would have been paid /payable had the land been valued, assessed and taxed as other land in the taxing district.
- The roll-back taxes shall be applied in the year in which the change takes place and in such of the 2 tax years, immediately preceding, if the land was valued, assessed and taxed under the Farmland Assessment Act. (N.J.S.A. 54:4-23.8.)

#### ADDITIONAL REQUIREMENTS FOR NON-APPURTENANT WOODLANDS N.J.A.C. 18:15-2.7

- The owner of land which is devoted exclusively as sustainable forestland or to the production for sale of trees and forest products other than Christmas trees or the owner of woodland which is not supportive and subordinate woodland shall annually submit to the assessor, in addition to a completed and timely filed application for farmland assessment (form FA-1), the following:
  - A scaled map of the land showing the location of woodland activity in the pre-tax year; and
  - A completed Woodland Data form (WD-1) approved by a State Forester.

**A copy of a woodland management plan prepared in accordance with provisions noted under N.J.A.C. 18:15-2.10 or NJ Forest Stewardship plan prepared in accordance with the provisions of N.J.A.C. 7:3-5 should be submitted if not previously submitted or if there has been a change to the contents of the plan. If already submitted and not amended, applicant does not need to resubmit a copy of the woodland management plan or NJ Forest Stewardship plan.**
- Address the applicable requirements of the Freshwater Wetlands Protection Act rules (N.J.A.C. 7:7A) and the Flood Hazard Area Control Act rules (N.J.A.C. 7:13). Specifically, see N.J.A.C. 7:7A-2.8 for an exemption for certain forestry management activities in freshwater wetlands and N.J.A.C. 7:13-7.26 for a permit-by-rule for certain forestry maintenance activities within flood hazard areas and riparian zones.

#### DEFINITIONS

**Agricultural Use** Land is considered to be in *agricultural use* when devoted to the production for sale of plants and animals useful to man, including but not limited to: forages and sod crops; grains and feed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, goats or aquatic organisms, and the breeding, boarding, raising, rehabilitating, training or grazing of any or all of such animals, except that *livestock* shall not include dogs; bees and apiary products; fur animals, trees and forest products; when devoted as sustainable forestland, or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government. See N.J.A.C. 18:15-2.7 for additional conditions imposed on non-appurtenant woodland. (N.J.S.A. 54:4-23.3.)

**Horticultural Use** Land is considered to be in *horticultural use* when devoted to the production for sale of fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral ornamental and greenhouse products; or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government. (N.J.S.A. 54:4-23.4.)

**Beneficial to a tract of land** means land which enhances the use and viability of other qualifying land devoted to agricultural or horticultural production by providing benefits such as, but not limited to, windbreaks, watershed, buffers, and/or soil erosion control.

**Supportive and subordinate woodland** means a wooded piece of property which is beneficial to or reasonably required for the purpose of maintaining the agricultural or horticultural uses of a tract of land, which tract of land has a minimum area of at least five acres devoted to agricultural or horticultural uses other than to the production for sale of trees and forest products, exclusive of Christmas trees.

**Helpful Links:** New Jersey Department of Agriculture <http://www.state.nj.us/agriculture/pub/farmer.html>  
 New Jersey Department of Environmental Protection, N.J. Forest Service [http://www.state.nj.us/dep/parksandforests/forest/nifs\\_private\\_land\\_mgt.html](http://www.state.nj.us/dep/parksandforests/forest/nifs_private_land_mgt.html)  
 New Jersey Division of Taxation <http://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>

This form is prescribed by the Director, Division of Taxation, as required by law, and may not be altered without the approval of the Director.

# SUPPLEMENTAL FARMLAND ASSESSMENT GROSS SALES FORM

N.J.S.A. 54:4-23.1 ; N.J.A.C. 18:15-1.1 et seq.

FILE ANNUALLY BY AUGUST 1 OF THE PRE-TAX YEAR

If the application includes a Form WD-1, check one: Woodland Management Plan

NJ Forest Stewardship Plan   
(Effective 2019)

## SECTION I: IDENTIFICATION

COUNTY: _____	MUNICIPALITY: _____
OWNER'S NAME: _____	TAX YEAR: _____
PROPERTY LOCATION: _____	BLOCK(s), LOT(s): _____
TELEPHONE: _____	EMAIL: _____

## SECTION II: GROSS SALES

Field Crops	Acres	Ornamental Crops	Acres	Aquaculture	Acres	Income Acres
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Fruit Crops	Acres	Livestock	Acres	Woodland Products	Acres	Non-Income Acres
_____	_____	_____	_____	_____	_____	+
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Vegetable Crops	Acres	Equine	Acres	Conservation Program	Acres	Total Acres Under Farmland
_____	_____	_____	_____	_____	_____	=
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Imputed Grazing Value Acres _____						<b>FINAL INCOME</b>
						Total income received and anticipated for the current year. Must be sufficient to meet the minimum gross sales criteria, if applicable, to show active devotion to agriculture/horticultural use.
						\$ _____

## SECTION III: SIGNATURE AND VERIFICATION OF OWNER(S)

The undersigned declares that this form, including any accompanying schedules and statements, has been examined by him (her) and to the best of his (her) knowledge and belief is true and correct. Filing of this form is also a representation that the land will continue to be devoted to an agricultural or horticultural use during the year for which farmland assessment is requested. Under N.J.S.A. 54:4-23.14(b), this certification shall be considered as if made under oath and is subject to the same penalties as provided by law for perjury. In addition, for a gross and intentional misrepresentation on this form, the landowner shall be subject to a civil penalty of up to \$5,000.

\_\_\_\_\_  
Signature of Individual Owner or Co-Owner/Corporate Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title of Corporate Officer

\_\_\_\_\_  
Corporate Name

**THIS MUST BE FILED WITH THE FARMLAND ASSESSMENT APPLICATION (FA-1) AND, WHERE APPLICABLE, WOODLAND DATA FORM (WD-1) AND ACTIVITY MAP**

### Reserved For Office Use

This Application is: Approved

Disapproved

Date: \_\_\_\_\_

Assessor: \_\_\_\_\_

## GENERAL INSTRUCTIONS

**APPLICATION:** Only one Supplemental Farmland Assessment Gross Sales Form, FA-1 G.S., should be filed annually with the municipal assessor on or before August 1 of the year immediately preceding the tax year for which "farmland assessment" is requested. **You are reporting the current year's gross sales for qualification in the next tax year. Late or incomplete applications will be denied.** At the assessor's request, applicants must provide proofs of eligibility as to ownership, land area, agricultural or horticultural activity and gross sales. Lands in Farmland Preservation Programs must still meet the criteria and filing prerequisites of the Farmland Assessment Act to receive preferential reduced assessment.

**Filing Extension-**Assessors may grant an extension of time for filing an FA-1 application and FA-1 Gross Sales form, but no later than September 1 of the year immediately preceding the tax year for which "farmland assessment" is requested, if the assessor is satisfied that failure to file by August 1 was due to (1) the owner's illness and a physician's certificate stating that the owner was physically incapacitated and unable to file by August 1 and the FA-1 & FA-1 G.S. forms are filed with the assessor; or (2) the death of the owner or the owner's immediate family member and a certified copy of the death certificate and the FA-1 & FA-1 G.S. forms are filed with the assessor by the owner or by the executor/executrix of the owner's estate. "Immediate family member" means an owner's spouse, child, parent or sibling residing in the same household. (See N.J.S.A. 54:4-23.6d.)

**QUALIFICATIONS:** *Farmland assessment* means valuation, assessment and taxation under the Farmland Assessment Act. Land may be eligible for *farmland assessment* when:

- a. The land has been actively devoted to agricultural or horticultural use for at least 2 successive years immediately preceding the tax year for which "farmland assessment" is requested. (See N.J.S.A. 54:4-23.6.)
- b. The land area actively devoted to agricultural or horticultural use is not less than five acres, exclusive of the land upon which the farmhouse is located and such additional land actually used in connection with the farmhouse.
- c. Gross sales, fees or payments (See N.J.S.A. 54:4-23.5.)
  1. **Agricultural/Horticultural (Non Woodland):** Gross sales, fees or payments average at least \$1,000 annually on the first five acres and average at least \$5 for each additional acre of actively devoted land plus 50 cents per acre of appurtenant woodland or non-wooded wetlands. Required Income is calculated on the total number of acres under Farmland Assessment on the property, whether income producing or not. (See N.J.S.A. 54:4-23.5.)
  2. **Woodland Management Plan:** If the land is approved under a Woodland Management Plan the gross sales, fees, or payment average \$500 annually on the first five acres and average at least 50 cents for each additional acre of woodland or non-wooded wetlands.
  3. **NJ Forest Stewardship Plan:** Defined under N.J.A.C. 7:3-5, does not have a minimum gross sales requirement to show active devotion, **but** the land must be actively managed in compliance with the approved plan.
- d. Application by the owner is filed on or before August 1 of the year immediately preceding the tax year. (See N.J.S.A. 54-23.6.)
- e. Farmland management units less than 7 acres are required to submit a descriptive narrative of agricultural/horticultural uses, a sketch of their location, and number of acres devoted.

### SECTION I: IDENTIFICATION

**Owners' Name:** List every individual, partnership or corporation having an ownership interest in the land.

**Block(s) & Lot(s):** List block(s) and lot(s) comprising a farm of contiguous land from your tax bill; official tax map; or page(s) and line(s) from the current year's tax list.

### SECTION II: GROSS SALES

List products produced and the respective acreage under the appropriate headings. The acreages listed for the products in this section should match the values entered in Section 2 of the FA-1 application. If necessary, attach a separate sheet with the break down of additional products produced on the farm and the acreage devoted to those products.

**Equine:** Includes acres dedicated to the breeding, raising, boarding, training, or rehabilitating of horses and ponies, as well as structures like stables used for the equine activities.

**Imputed Grazing Value Acres:** Includes acres that are permanent pasture and/or cropland pastured, if the imputed grazing value is being claimed as income for livestock grazing on those acres.

**Livestock:** Includes permanent pasture and cropland pasture used for grazing livestock if not claiming the imputed grazing value for those acres, as well as land under stables, pens, coops, or other structures used to house livestock.

**Woodland Products:** Includes any tree and forest products produced from woodland under an approved Woodland Management Plan or **NJ Forest Stewardship Plan** if income is generated. Account for all woodland acres subject to a Woodland Management Plan even when only a particular stand within the parcel is being harvested for income that year. This value should equal the number of acres entered on Line 4 of Section 2 of the FA-1 application.

**Total Non-Income Acres:** Includes lands under streams or ponds when those bodies of water are not being used for aquaculture production, irrigation ditches, land under solar panels or other renewable energy generation systems, appurtenant woodlands, non-wooded wetlands, and permanent pasture and cropland pastured when used as a break or buffer but not when being grazed by livestock or under a federal soil conservation program. It should also include land under farm buildings, such as sheds, barns, silos, etc., which are used for the storage of farm equipment and harvested products as well as woodlands managed under a **NJ Forest Stewardship Plan** from which no tree or forest products are being harvested for income that year.

**Total Acres Under Farmland Assessment:** Is the total acreage devoted to agricultural or horticultural use (income producing plus (non-income-producing) acres on the property and should correspond to the value on Line (8) in Section 2 of the FA-1 Application.

**Final Income:** Is the income produced by the property's actively devoted acres, including income attributable to agricultural/horticultural products produced thereon, payments received under Federal soil conservation programs, fees received for breeding, raising or grazing livestock, income imputed to grazing land as determined by the State Farmland Evaluation Committee, and fees received for boarding, rehabilitating or training livestock where the land under the boarding, rehabilitating or training facilities is within the same property as land otherwise qualified for Farmland Assessment. Rents paid to owners by tenant farmers **do not** constitute gross sales. Generated energy from any source is **not** an agricultural or horticultural product and any power or heat sold from biomass, solar, or wind energy generation is **not** income for valuation, assessment and taxation of land pursuant to the "Farmland Assessment Act of 1964."

### SECTION III: SIGNATURE AND VERIFICATION OF OWNER(S)

For non-corporate multiple ownership, one owner is presumed to have authority to sign on behalf of the other co-owners. For a corporate owner or co-owners, the full name of the corporation and the signature and title of the corporate officer authorized to sign the application in its behalf must be provided.

**OWNERSHIP**—Must be single ownership: i.e., a unified title meaning common ownership by one distinct legal entity of one or more contiguous parcels together.

# WOODLAND DATA FORM

Forestry Number: \_\_\_\_\_  
(If unknown, DEP will assign)

**For Use With Woodland Management and/or NJ Forest Stewardship  
Submit With Application for Farmland Assessment**  
(See filing information)  
Type or Print (File in each municipality where woodland is situated)

COUNTY \_\_\_\_\_ MUNICIPALITY \_\_\_\_\_ TAX YEAR \_\_\_\_\_

Block(s) and Lot(s) \_\_\_\_\_

**SECTION I: IDENTIFICATION INFORMATION** if changed since prior WD-1, please check:

Owner Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Amount of Woodland Acres in Plan: \_\_\_\_\_ Location of Property: (Nearest Road, etc.) \_\_\_\_\_

If portions of the property's woodland are in more than one municipality, name the other municipalities: \_\_\_\_\_

**SECTION II: PLAN INFORMATION**

Type of Plan:  Woodland Management Plan (WMP)  NJ Forest Stewardship Plan (FSP) **Effective beginning Tax Year 2019**

Plan Period: Start Date \_\_\_\_\_ End Date \_\_\_\_\_

Status of Plan:  New plan  Revisions to an existing plan Date of Change: \_\_\_\_\_  
 Plan previously filed remains valid and continues to be followed

**SECTION III: FOREST MANAGEMENT PRACTICE**

- Describe all practices completed or to be completed during the current tax year (January through December).
- Submit a scaled activity map with this form showing the location(s) on the property of the activities.

Practice/Activity	Type (see back for filling information)	Extent (in Acres/ft.)	(if applicable)		
			Product (in cords/board ft./etc.)	Income (\$ of gross sales, received or to be received)	Expenses
Forest Stand Improvement (FSI)					
Harvest					
Reforestation					
Weed/Brush Control					
Insect/Disease Control					
Site Preparation					
Prescribed Burning (RxB)					
Invasive Species Control					
Wildlife Habitat Improvement					
Forestry Infrastructure					
Other					

Were any practices funded in whole or in part through a soil conservation program administered by a federal agency?  Yes  No Amount \$ \_\_\_\_\_

**SECTION IV: CERTIFICATION STATEMENTS** *(Owner and Forester must sign)*

I certify that the woodland is actively devoted to agricultural use, that the above reported activities and practices reported are those specified for the pre-tax year in the filed plan and are being carried out in compliance with the plan, and that the information provided on this form is true and correct. For woodland management plans, I additionally certify that the income reported on the form as received or anticipated to be received from the sale of forest products is valid and true and that, if any activities and practices reported on the form have not been completed at the time of form submission, they will be completed within the pre-tax year.

\_\_\_\_\_  
Signature (Owner or Co-owner)

\_\_\_\_\_  
Date

**OR**

\_\_\_\_\_  
Signature (Corporate Officer)

\_\_\_\_\_  
Corporate Name

\_\_\_\_\_  
Date

I certify that the woodland is actively devoted to agricultural use, that the above reported activities and practices reported are those specified for the pre-tax year in the filed plan and are being carried out in compliance with the plan, and that the information provided on this form is true and correct.

\_\_\_\_\_  
Approved Forester's Name (print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Approved Foresters most recent on-site inspection date \_\_\_\_\_

**File this form and your Farmland Assessment Application with the Local Tax Assessor. Also file this form, Activity Map, and FA-1 Form with the New Jersey Forest Service Regional Office that serves your county.**

*(See addresses for New Jersey Forest Service offices in the filing information)*



## FILING INFORMATION

(See addresses for State Forest Service offices in the filing information)

### WHO IS REQUIRED TO FILE THIS FORM?

An owner seeking approval for woodland that can qualify as non-appurtenant woodland to be valued, for local property tax purposes, under farmland assessment must include this form with the annually-filed Application for Farmland Assessment for the property. However, an assessor will not approve an application that requests such tax status for non-appurtenant woodland unless the owner has either a woodland management plan approved by the State Forester as satisfying the criteria at N.J.A.C. 18:15-2.10 or a NJ forest stewardship plan approved by the State Forester as satisfying the criteria at N.J.A.C. 7:3-5; and the owner has managed the woodland in compliance with an approved plan for at least the two successive years immediately preceding the tax year for which valuation, assessment, and taxation under farmland assessment is requested.

(Refer to N.J.A.C. 18:15-2.7(d))

### IS THERE OTHER INFORMATION THAT I MUST FILE WITH THIS FORM?

Yes. This form must accompany an Application for Farmland Assessment for a property that includes non-appurtenant woodland. When a WD-1 form is submitted, a property map that shows the location(s) of forest management activity in the pre-tax year must also be filed. This map must be prepared in accordance with the applicable mapping standards set forth at N.J.A.C. 18:15-2.10 or N.J.A.C. 7:3-5.8. Also with a WD-1 form, a copy of the approved plan must be submitted, unless that assessor already has the plan on file. However, if any revisions have been made to the plan on file, the revisions must be submitted to the assessor. **(Please check appropriate box under Status of Plan in Section II of this form.)**

### WHEN AND WHERE DO I FILE?

An Application for Farmland Assessment must be filed annually, on or before August 1, with the local assessor in each taxing district in which the property is located. If a WD-1 form is included with the application, a copy of the FA-1 form, the WD-1 form, and activity map must be submitted to the Regional Office of the New Jersey Forest Service that serves the county in which the property is situated:

#### Regional Offices of the New Jersey Forest Service

**Northern Region**  
240 Main Street  
Andover, NJ 07821

**Counties served:**  
Bergen, Essex, Hudson, Hunterdon,  
Morris, Passaic, Sussex, Warren

**Central Region**  
PO Box 239  
New Lisbon, NJ 08064

**Counties served:**  
Burlington, Mercer, Middlesex,  
Monmouth, Ocean, Somerset, Union

**Southern Region**  
5555 Atlantic Avenue  
Mays Landing, NJ 08330

**Counties served:**  
Atlantic, Camden, Cape May,  
Cumberland, Gloucester, Salem

### HOW WILL COMPLIANCE WITH THE APPROVED PLAN BE DETERMINED?

Both the owner and the Approved Forester must certify on the WD-1 that the forest management activities and practices are being carried out in compliance with the plan. Furthermore, the property is subject to inspection by a forester from the New Jersey Forest Service pursuant to N.J.A.C. 18:15-2.13 to verify compliance with the plan. If non-compliance is found, the New Jersey Forest Service will transmit a notice of non-compliance to the local assessor stating the reasons for the finding.

### HOW CAN I FIND AN APPROVED FORESTER?

The Department maintains the List of Approved Foresters online at <http://www.state.nj.us/dep/parksandforests/forest/ACF.pdf>. Upon request, the New Jersey Forest Service will provide a print out of this list.

### VARIOUS TYPES OF FOREST MANAGEMENT PRACTICES:

<u>Practice/Activity</u>	<u>Examples</u>
Forest Stand Improvement (FSI)	Thinning, crop tree release, pruning, weeding, sanitation
Harvest	Single-tree selection, clearcut, seed tree, group selection, shelterwood
Reforestation	Natural or artificial means
Weed/Brush Control	Mechanical, chemical, hand, animal (e.g. goats)
Insect/Disease Control	Aerial, backpack, integrated pest management (IPM)
Site Preparation	Mowing, drum chop, scarification, chemical treatment
Invasive Species Control	Hand pulling, goats, integrated pest management
Wildlife Habitat Improvement	Practices to enhance or create habitat
Forestry Infrastructure	Access roads, boundary marking, trail improvements, deer fencing
Other	Non-traditional forest products

### TERMS USED IN THIS FORM:

- **Pre-tax year** means the calendar year immediately preceding the **tax year**.
- **Tax year** means the calendar year in which the local property tax is due and payable.
- **Non-appurtenant woodland** means woodland that qualifies for farmland assessment by being in compliance with a WMP or FSP.

**INTRODUCTION** Land in active agricultural or horticultural use can be assessed for local property tax purposes on its productivity and soil capability values rather than its true market value. Productivity values are determined each year by the State Farmland Evaluation Committee. Eligibility for Farmland Assessment is determined annually by the municipal assessor in the taxing district where the farm property is located.

**TO QUALIFY** Land may be eligible for Farmland Assessment if the following conditions are met:

- o Land is actively devoted to agricultural or horticultural use for at least two consecutive years immediately preceding the tax year for which Farmland Assessment is requested.
- o Land area actively devoted to agricultural or horticultural use is not less than 5 contiguous acres under a single unified ownership. **Appurtenant woodlands/wetlands cannot be used to reach the 5-acre minimum because it is not actively devoted.** (See Woodlands Section for definition.) Land under the home site, i.e., farmhouse, and such additional land used in connection with the farmhouse also is excluded.
- o Gross sales, fees, or payments must average at least \$1,000 annually for the first 5 acres. For lands under an approved Woodland Management Plan, gross sales need to average at least \$500 per year for the first 5 acres.

o For any farm property, where crops/livestock are raised, land that exceeds the initial 5 acres must average \$5 of sales per acre. However, woodland and wetland acres need to average only 50 cents of sales per acre beyond the initial 5 acres. Incidental income from the occasional sale of woodland or forest products from appurtenant woodland does not qualify for Farmland Assessment purposes. Wooded areas must be under an approved Woodland Management Plan for income from the sale of

forest and woodland products to count toward the gross sales criterion.

- o Owners must apply annually to the municipal assessor for their taxing district on or before August 1st of the pretax year (the year immediately preceding the tax year.)

For farm management units less than 7 acres, a descriptive narrative of agricultural or horticultural uses, a sketch of their location, and the number of acres actively devoted is required.

**APPLICATION FORMS** Application for Farmland Assessment, Form FA-1, in duplicate, and Supplemental Farmland Assessment Gross Sales Form, FA-1 G.S., must be filed with the municipal assessor on or before August 1st of the pretax year. If non-appurtenant woodland is included in the acreage, then Woodland Data Form WD-1 also must be filed with the FA-1 and Supplemental FA-1 G.S. forms. Late or incomplete applications will be denied.

At the assessor's request, applicants must provide proofs of eligibility as to ownership, land area, farming activity and gross sales. Lands in **Farmland Preservation Programs** must still meet criteria and filing prerequisites of the Farmland Assessment Act to receive preferential reduced farm assessment.

Land owners may receive a deadline extension for filing an application up to September 1st of the pretax year if the assessor is satisfied that failure to file by August 1st was due to the owner's illness or to the death of the owner or owner's immediate family member. "Immediate family member" means an owner's spouse, civil union partner, child, parent or sibling residing in the same household. The owner, or the executor/executor of the owner's estate, must file certain documents with the assessor. A physician's certificate stating the owner was physically incapacitated and unable to file by August 1st, or a certified copy of the death certificate along with Forms FA-1 and FA-1 G.S.

**WOODLANDS Non-appurtenant Independent Woodland** qualifies for Farmland Assessment when in compliance with a Woodland Management Plan and by meeting all statutory requirements as to income, acreage, years in agriculture, etc., and is neither supportive nor subordinate to other crop or livestock farmland.

**Appurtenant Dependent Woodland** is a wooded lot contiguous to, part of, or beneficial to a tract of land having at least 5 acres devoted to agricultural/horticultural uses, other than trees or forest products, and to which the wooded parcel is supportive and subordinate.

- Appurtenant Woodland:
- o May or may not contribute income to a crop or livestock farm;
  - o May contribute benefits to the farm such as lumber for fencing for on-farm use;
  - o May protect the property from wind and soil erosion;
  - o May buffer the farm from neighbors.

**WOODLAND MANAGEMENT PLAN** Owners of non-appurtenant woodland are required to develop a Management Plan, usually drawn up by a professional forester, which must be approved by the N.J. Division of Parks & Forestry in the Department of Environmental Protection. A copy of Form FA-1, Form FA-1 G.S., Form WD-1, activity map, and Woodland Management Plan must be submitted to the municipal assessor and the Regional Office of the N.J. State Forest Service that serves the county in which the property is located. The N.J. State Forest Service Regional Offices are listed on the N.J. Department of Environmental Protection's website: <http://www.state.nj.us/dep/darksandforests/forest/difs/regional/offices.html>

**ROLL-BACK TAXES** Roll-back taxes are assessed if land use changes from an agricultural/horticultural use to a non-farm use. Roll-back tax is the difference between the amount assessed for qualified farmland and the amount assessed for non-farmland in the taxing district. The tax is not applied when ownership of

farmland changes, provided the new owner continues to devote the land to agricultural/horticultural uses. Cropland, woodland or livestock farming having haphazard, i.e., no planned activity, may lose Farmland Assessment. Loss of Farmland Assessment for inadequate or under devotion during the tax year does not automatically result in roll-back as a change in use. Roll-back taxes are applied for the year the change takes place and the two previous tax years, provided the land was farmland assessed during that time. Roll-back taxes become a lien on the land from January of the year in which the roll-back judgment is rendered by the County Board of Taxation.

**NOTICE OF DISALLOWANCE AND APPEAL** Assessors must, on or before November 7th of the pretax year, notify the landowner of any disallowance for Farmland Assessment. The Disallowance Notice must set forth the reason(s) for denial and inform applicants of their right to appeal to the County Board of Taxation, on or before April 1st of the tax year. Judgments of the County Board of Taxation may be appealed to the State Tax Court within 45 days of the date of the judgment. The original omitted assessment procedure at N.J.S.A. 54:4-63.12 et seq. is to be applied to all roll-back taxes.

**BOARDING, TRAINING, AND REHABILITATION OF HORSES AND OTHER LIVESTOCK** Farms with acres devoted to boarding, training, or rehabilitation of horses and other livestock qualify for Farmland Assessment only if they are contiguous to at least 5 acres that independently qualify for Farmland Assessment. The 5 acres must meet the minimum income for the acreage, independent of the income from the boarding, training, and rehabilitation of the livestock, as well as meet all other criteria to receive Farmland Assessment. The 5 acres may be devoted to breeding, raising, or grazing livestock for independent qualification. Only then can the boarding, training and rehabbing area qualify.

**FARM BUILDINGS** All farm buildings and structures used for agricultural/horticultural

purposes are taxable as real property, even though the land underneath them qualifies for Farmland Assessment. They are valued, assessed, and taxed by the same standards, methods, and procedures as any other buildings and structures in the municipality.

The Farmland Assessment Act does provide an exception for "single-use agricultural or horticultural facilities." These structures must be employed in farming operations, used for storage or growing, and designed or constructed to be readily dismantled and sold separately from the farmland and buildings. They include temporary, demountable plastic-covered framework made of portable parts with no permanent understructures or related apparatus; known as seed starting silos, greenhouses, grain bins, manure handling equipment, and impoundments. This exemption **does not apply** to structures that enclose spaces within their walls used for housing, shelter, or working, office or sales space, whether or not removable.

**MIXED-USE PROPERTIES GROSS SALES MINIMUM** If a farm contains land devoted to both traditional agriculture and/or horticulture and acres under a Woodland Management Plan, the Gross Sales criterion is determined by the number of acres devoted to traditional agricultural/horticultural use.

Farms with **at least 5 acres** devoted to traditional agricultural/horticultural use must produce a minimum of \$1,000 in annual gross sales for the first 5 acres. This applies even if the acres under the Woodland Management Plan outnumber the acres devoted to traditional agriculture/horticulture. If a mixed-use farm has **less than 5 acres** devoted to traditional agricultural/horticultural use, the property must produce a minimum of \$500 in annual gross sales for the first 5 acres.

This does not apply to appurtenant woodlands/wetlands, as those acres can only qualify for Farmland Assessment if they are contiguous to 5 acres that independently qualify.

**RENEWABLE ENERGY INSTALLATION ON FARMLAND ASSESSED PROPERTY** Land under Farmland Assessment where renewable energy systems are installed may continue to qualify for Farmland Assessment if the following conditions are met:

- o The renewable energy system must be on lands that were part of the agricultural/horticultural operation in the previous year and in the current year.
- o Power or heat generated by the renewable energy system is used for the farm or agricultural/horticultural operation supporting the farm's viability.
- o The property owner receives approval from the soil conservation district;
- o Their ratio of acreage devoted to renewable energy systems vs. agricultural/horticultural operations does not exceed 1 to 5, i.e., 1 part renewable energy to 5 parts devoted to agriculture = 1/6 or .167 rounded to .17 of the Farmland Assessed acres;
- o The renewable energy systems are installed on no more than 10 acres of land eligible for Farmland Assessment, and no more than 2 megawatts of power are generated on 10 or fewer acres;
- o No income from the renewable energy system may be considered income toward gross sales criteria for Farmland Assessment. But there is no income restriction for renewable energy property itself;
- o Property under solar panels should be used for shade or similar crops or grazing pasture, when practical;
- o The property owner obtains approval from the Agriculture Department, if energy is biomass;
- o Renewable energy systems in the Pinelands area are subject to the "Pinelands Protection Act," Public Law 1979, chapter 111.

**FOR MORE INFORMATION**

Authorization for N.J.'s preferential Farmland Assessment is via State Constitutional amendment, the Farmland Assessment Act of 1964, administrative rules issued by the Director of the N.J. Division of Taxation, and the N.J. Department of Agriculture's guidelines for generally accepted agricultural and horticultural practices. (N.J. Constitution, Article VIII, Section 1, Paragraph 1b; N.J.S.A. 54:4-23.1 et seq. as amended; and N.J.A.C. 18:15-1.1 et seq.)

Questions concerning Farmland Assessment may be directed to the municipal assessor or your taxing district. Contact information for assessors is on the Division's website: <http://www.state.nj.us/treasury/taxation/pla/addr.shtml>.

Form FA-1, Form FA-1 G.S., Form WD-1, and Form A-1: <http://www.state.nj.us/treasury/taxation/ornr/tp1.shtml>.

The agricultural/horticultural practices guidelines for Farmland Assessment: <http://www.state.nj.us/treasury/taxation/pdf/plv2016AcceptedAgGuidelines.pdf>.

The N.J. Dept. of Agriculture: <http://www.nj.gov/agriculture/>

The N.J. Dept. of Agriculture's Farmland Assessment overview: <http://www.state.nj.us/agriculture/divisions/lanr/pdf/farmlandassessmentoverview.pdf>

The N.J. Dept. of Environmental Protection: <http://www.nj.gov/dep/>

The Rutgers Cooperative County Extension Offices: <http://njaes.rutgers.edu/county/>

# New Jersey's Farmland

## Assessment Program

