



Town of Colchester, Connecticut

OFFICE OF THE ASSESSOR

127 Norwich Avenue, Colchester, Connecticut 06415

CLASSIFICATION OF LAND AS FARMLAND

GUIDELINES

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 annually as a farming operation/business.
4. Applicant must have farming equipment on premises.

FARM APPLICATION CHECK LIST

First time filers: If you meet the above criteria, use this checklist as a guide to ensure that you have everything you need to complete your **New Farm Land** application. Please be advised the Assessor may require additional information beyond what is described below. If you have any questions or concerns and for all other applicants, kindly contact the Assessor's Office at (860) 537-7205.

- Fully complete Page 1 of farm application (with **every property owner's signatures** on it).
- Map of property, specifying location and acreage of land that classification is being applied for.
- Aerial map of property which you can get from the following websites:
<http://colchester.mapxpress.net/>
<https://www.google.com/maps/>
- Itemized list of farm equipment and tools used for farming operations.
- Copy of last year's IRS Schedule F (Profit and loss statement from farming).

First time filers/LEASING Land to Farmer: In addition to the items above, **also include** the following documents as described in the checklist below to complete application process:

- Fully complete Page 2 of farm application (with **every property owner's** (Lessor's) signatures and **renter's** (Lessee's) signatures).
- Copy of written lease agreement between property owner and farmer.
- Copy of farmer's last year's IRS Schedule F (Profit and Loss statement from farming).

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



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
 USE CHANGE
ATTACH EXPLANATION 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 <small>THIS TOWN ONLY</small>	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: ATTN: RON OLSEN

STATE OF CONNECTICUT
 DEPARTMENT OF AGRICULTURE
 165 CAPITOL AVENUE
 HARTFORD CT 06106