

COMPLIANCE REVIEW FAQs

1. Why am I receiving this form?

- a. When a parcel does not have 3 years income proof during the last 5 year window on record with the assessor's office, a compliance form is sent to maintain eligibility in the program.

2. Why isn't all my acreage in the program?

- a. It is possible that 1 acre is set at market value for the homesite, some acres may be in a separate classification, or you may not have submitted an application requesting all acres to be in the program. To find out the complete status, please call 509-477-3698 and request to speak with a current use specialist.

3. What is an FSA number?

- a. The Farm Service Agency assigns this number to farms in their program. You will not have a number if you are not enrolled in their program. If you would like to know more about this program, please contact the USA Farm Service Agency at 509-924-7350.

4. What is a Tract number?

- a. If your parcel is in the CRP Program or enrolled with the Farm Service Agency it may be given a tract number and that is how it is referenced instead of using its parcel number. By providing us with this number we are able to communicate more effectively with other agencies. If you would like to know more about this program, please contact the USA Farm Service Agency at 924-7350.

5. What is the App number?

- a. When an application is submitted for the Farm & Ag program it is assigned an application number. This number follows the land during its lifetime in the program including when it is split, merged, owners change or the parcel undergoes a shape/acreage change.

6. What are acceptable forms of income proof?

- a. Income proof must be in the form of valid documentation such as but not limited to: cash receipts, CRP agreements, farm lease, FSA yield statements, tax returns, IRS farm profit & loss statements, sharecrop & percentage leases, livestock sales, boarding/breeding/grazing agreements or other similar documents.

7. I received multiple forms. Do I have to fill out the contact info on each one?

- a. You may complete the CONTACT INFO on one sheet and attach it on top of all other forms. Be sure to answer the farming questions and provide income requirements for each parcel.

8. Do I have to provide income proof for each parcel?

- a. If your income proof meets the minimum income requirements for each of your parcels, you may submit just one set for all parcels. You don't need to send multiple copies of the same information.

9. What if I only receive a percent/sharecrop of the income?

- a. Be sure to let us know what this percent is so we can make sure the total covers your minimum income requirement.

10. Should I send more than 3 years proof?

- a. The more years of income proof you provide, the less often you will receive the compliance form.

11. Why does my minimum income requirement say \$0.00?

- a. If you have more than 20 contiguous acres in the program, there isn't a specific \$/per acre requirement. However, you must provide some form of income proof for any 3 years in the last 5 year window.

12. What are you going to do with the information?

- a. This information satisfies the requirements for the program and establishes the next year in which you will receive a compliance form. All income proof is shredded once processed.

13. How do you calculate the minimum income proof required?

- a. A qualification date is determined by the last action against the property of either putting the parcel in the program or the date of the last ownership transfer. We then multiple the acres in the program by the criteria below.

If Less Than 20 acres
Before Jan 1, 1993

\$100 per acre

If Less than 20 Acres
After Jan 1, 1993

\$200 per Acre

If Less Than 5 acres
Before Jan 1, 1993

\$1,000 Total Gross

If Less than 5 Acres
After Jan 1 1993

\$1,500 Total Gross

14. Is this an annual requirement?

- a. No. The frequency of the compliance form will depend on how many years income proof you provide or if our appraiser inspects the property and finds no active farming activity, then we would require adequate documentation.

15. What happens if I don't return the form?

- a. If the form isn't returned our office begins the removal process. Once the "removal notice" is sent, 7 years of additional tax, interest and 20% penalty is due within 30 days.

16. Can my farmer/tenant provide the income proof?

- a. You can complete and sign the form and give it to your farmer/tenant to submit with their farming proof but they must break out and cover your minimum income requirements.

17. What if I don't have any income proof?

- a. Without the proper income proof the property no longer meets the qualifications for the program and we will begin the removal process.

18. How do I provide proof if in exchange for keeping my weeds down, my neighbor grazes his livestock?

- a. Barter and trade are not acceptable forms of farming income proof. See question 6 for acceptable forms of income proof.

19. What if I recently purchased and/or inherited this property within the last year?

- a. Prior to the property continuing in the program, you would have submitted a continuation packet with farming proof. Please let us know the purchase date and we will adjust your compliance review date.

20. I am no longer farming. What are my options?

- a. Subject to qualifying, you may be able to reclass your property into another program; otherwise you will be removed from the program with additional taxes, penalty, and interest becoming due 30 days from removal.

21. Can I re-class my property into another Open Space program?

- a. Yes, there are three other classifications under the open space program:
 - i. Open Space – property must be open and accessible to the public.
 - ii. Farm and Ag Conservation – the parcel currently doesn't meet the Farm and Ag classification of commercial farming operation and must be able to revert back to a farming operation in 5-10 years, to qualify for this program.
 - iii. Timberland – greater than 5, but less than 20 acres of treed property used for growing and harvesting of trees.

Contact the Assessor's office for program information and forms. 509-477-3698.