

County of Prince George
Real Estate Assessor's Office
P.O. Box 68
Prince George, VA 23875
Phone (804) 722-8629 Fax (804) 732-3977
assessor@princegeorgeva.org

LAND USE GUIDELINES

AGRICULTURE

1. Minimum 5 acres in production and farmed 5 years.
2. Contiguous parcels may have less acreage.
3. In a Federal Government compensation program.
4. Verification of sale of crops should be submitted to establish a bona fide commercial production. (ex: sales receipts, Federal Income Tax Schedule F or Farm Service Agency farm and tract number)
5. Personal use by owner or lessee does not qualify.
6. Livestock qualifies- 1 horse, 1 cow, 5 sheep, 5 swine, 100 chickens, 66 turkeys, or 100 other fowl as 1 unit per 5 acres for a year. Again personal use or consumption by owner or lessee does not qualify.
7. Must revalidate yearly, Sept – October and November – December with a late fee.
8. Notify Assessors office of any changes in acreage or use.

FOREST

1. Minimum of 20 acres required with timber (no house).
2. Grow well distributed commercial crop that is physically accessible for harvesting.
3. Owner to certify that the land used is in a planned program of timber management. (ex: management plan prepared by a professional forester or signed commitment by owner listing objectives of maintaining the forest including method of soil & water protection and resource management.
4. Revalidate yearly Sept – October and November – December with late fee.
5. Notify Assessors office of acreage changes or changes in use.

OPEN SPACE

1. Minimum of 5 acres – except adjacent to scenic river or highway etc. 2 acres set by locality.
2. Must be accepted by County.
3. Record perpetual easement with the Clerk of Circuit Court.
4. Record commitment with County for a specific time with restrictions as to use.

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REVALIDATIONS

1. Revalidate yearly in September and October then in November and December with a late fee.
2. If no revalidation is received, **regardless of reason** parcel is removed.
3. Reapply next year (not during reassessment, that is only for first-time applicants).

ROLLBACKS

1. The owner of the property must complete a request form.
2. Copy of survey of property to be rolled back must accompany request form.
3. You or your representative must give us a seven (7) working days notice to complete the rollback tax computation.
4. You have thirty, (30) days to pay rollback taxes after they are issued.
5. Rollback taxes are required when there is a change in use or zoning or sale of property and it will not qualify on its own.
6. Change in use must be reported to the Assessors office within sixty, (60) days.

Further information may be obtained on the Virginia Land Use web site:
<http://usevalue.agecon.vt.edu/estimates.htm>