



County of Prince George
 Real Estate Assessor's Office
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Roderick M. Compton
 Assessor

FORM C

2018 LAND USE REVALIDATION Land Use Worksheet and Qualification Standards

«owner1» «owner2» «own_street» «own_city», «own_state» «own_zip»	Parcel #:	«parcel_id»
	District:	«tbl_element_desc»
	Legal:	«L1» «L2»
	Legal Acres:	«legal_acreage»
	Qualifying Acres:	«TotQual»

LAND USE WORKSHEET	
OWNER:	«owner1» «owner2»
Parcel Number:	«parcel_id»
Legal Acreage:	«legal_acreage»
AGRICULTURE:	
Crop	«CR_Acres»
Pasture	«PA_Acres»
Unproductive	«UN_Acres»
FOREST:	
Excellent	«FE_Acres»
Good	«FG_Acres»
Fair	«FF_Acres»
Non-Productive	«NP_Acres»
OTHER QUALIFYING USES:	
Horticulture – 1	«H01_Acres»
Horticulture – 2	«H02_Acres»
Open Space	«OS_Acres»
NON-QUALIFYING USES:	
Homesite	«HS_Acres»
Other Non-Qualifying Uses	«Other_Acres»
TOTALS:	
Qualifying Acreage	«TotQual»

MINIMUM ACREAGE

§ 58.1-3233(2) establishes minimum acreages.

Five (5) acres for agricultural or horticultural use excluding house site.

Twenty (20) acres for forest use excluding a house site.

Qualification size is based on common ownership of contiguous parcels (§ 58.1-3233(2)).

AGRICULTURE

Minimum of 5-acres in qualifying agricultural production. Owner must have verification of continual bona fide production for 5 years in the commercial sale of plant or animal products useful to man.

The property may meet this requirement by participating in a conservation program under an agreement with an agency of the Federal Government.

Field crops include, but are not limited to, hay, corn, soybeans, wheat and other grains.

Livestock includes cows, swine, poultry, and equine animals, among others.

Personal use or consumption by owner or lessee does not qualify.

Horses kept for pleasure *do not qualify*.

Commercial Stables used for boarding, breeding, or training may qualify with the submission of the proper Income and Expense documentation.

The guidelines for minimum livestock units per acre set by the Virginia Department of Agriculture and the State Land Evaluation Advisory Council (SLEAC) must be met.

Links to these guidelines and other documentation can be found on the Assessor's Office webpage.

Verification of sale of crops needs to be submitted to establish a bona fide commercial production. (ex: receipts from the sale of qualifying products, Federal Income Tax 1040F (Farm Expense and Income), 1040E (Cash Rent and Agricultural Land), 4835 (Farm Rental Income and Expense), 1040C (Business Profit and

Loss) or Farm Service Agency farm and tract number FSA 156 EZ form).

If the property is leased, you must provide the name and contact information for that individual as well as a copy of the lease. The person leasing the land still must meet the requirements of the land use program for the parcel to qualify.

The property should average \$1,000 per year of gross income over a three-year period.

HORTICULTURE

Minimum of 5-acres and have a continual five (5) year qualifying history of bona fide production for commercial sale of fruits of all kinds including grapes, nuts, berries, floral products, nursery products, vegetables and ornamental plants.

All other qualification guidelines are the same as the Agriculture classification.

FOREST

Minimum of 20-acres and must meet the qualifying standards for productive or non-productive forestland. The Code of Virginia REQUIRES either:

- A Forest Management Plan prepared by a professional forester; or
- A signed Owner's Commitment Forest Plan that certifies that the land is in a planned program of timber management and soil conservation practices.

The Assessor's Office has a self-directed Owner's Commitment Forest Management Plan for your use available on the Assessor's webpage.

All forest land is classified as either Productive or Non-Productive.

Productive forestland is a commercial forest crop that is physically accessible for harvesting when mature.

Non-productive forestland is not capable of growing a crop because of inaccessibility or adverse site conditions. Non-productive forestland may qualify if it is included in the planned management program.

Please visit the Assessor's webpage at www.princegeorgecountyva.gov for additional Land Use Program guidance, information and links.