

# A Comparison of Minnesota Property Tax Programs for Land Owners

Prepared by the Stearns County Assessor's Office--January, 2010 and revised January 2012

	<u>Green Acres</u>	<u>Rural Preserve</u>	<u>Managed Forest Land</u>	<u>Sustainable Forest Incentive Act</u>
<b>Minimum acres subject to enrollment:</b>	At least 10 contiguous agricultural acres (2a productive, agricultural land including temporary conservation easements in state or federal programs like CRP and RIM; and 2b non-productive, rural vacant land impractical to separate)	At least 10 contiguous rural vacant land acres (class 2b non-productive land that had property enrolled in Green Acres for taxes payable in 2008 and contiguous to Class 2a land enrolled in Green Acres; class 2b land that is part of an ag homestead with at least part of the property currently enrolled in Green Acres)	At least 20 contiguous acres of rural vacant land (2b non-productive, un-platted land that is rural in character and not improved with a major or primary structure)	At least 20 contiguous acres of rural vacant land (2b non-productive land with 50% or more of the acreage in trees or managed for trees); after minimum contiguous acres are met, additional tracts may be included even if non-contiguous
<b>Maximum acres subject to enrollment:</b>	No maximum acres	No maximum acres	Maximum of 1,920 acres	No maximum acres
<b>Public access required:</b>	No public access required	No public access required	No public access required	If greater than 1,920 acres enrolled, then a public access is required over the property
<b>Building site exclusion:</b>	Acreage based on area of use	Acreage based on area of use	10 acres based on law	3 acres based on law
<b>Covenant required to be recorded:</b>	No	No	No	Yes, perpetual with option to terminate
<b>Enrollment period:</b>	Year to year, 1 year enrollment	Year to year, 1 year enrollment	Year to year, 1 year enrollment	8 year minimum enrollment; request to cancel 4 years after enrollment, 4 years to terminate; 3 year wait for re-enrollment
<b>Conservation land plan required:</b>	No	No	Yes, a registered forest stewardship plan developed by a DNR approved plan writer within the last 10 years; a fee is charged to complete the plan	Yes, a forest stewardship plan developed by a DNR approved plan writer within the last 10 years; a fee is charged to complete the plan
<b>Restrictions:</b>	Not enrolled in a perpetual RIM easement	Not enrolled in Open Space, SFIA, or Green Acres; not classified as Managed Forest Land; no delinquent taxes	Not enrolled in SFIA, CRP, CREP, RIM, Green Acres, or Rural Preserve	Not enrolled in RIM, CREP, CRP, Ag Preserves, Managed Forest Land, Green Acres, or Rural Preserve; no delinquent taxes
<b>Conditions:</b>	Must be primarily devoted to the production for sale of agricultural products; meet ownership and use requirements	Cannot be used for residential or agricultural purposes; must be part of an agricultural homestead primarily devoted to an agricultural use and must meet Green Acre requirements or be transferred from Green Acres	Cannot be used for residential or agricultural purposes; abide by terms in forest stewardship plan	Cannot be used for residential or agricultural purposes; abide by terms in forest stewardship plan
<b>Program benefit:</b>	Tax assessed on a lower value instead of market value; tax calculated on the applicable tax class rate	Tax assessed on a lower value instead of market value; tax calculated on the applicable tax class rate	Tax calculated at a 0.65% class rate	A fixed annual payment of \$7.00 per acre is paid on enrolled acres
<b>Form of program benefit:</b>	Property tax reduction during enrollment	Property tax reduction during enrollment	Property tax reduction during enrollment	Taxable cash payment during enrollment
<b>Payback Provision:</b>	Deferment expires, 3 year payback of deferred taxes	Deferment expires, 3 year payback of deferred taxes	Can be removed without penalties or sanctions	After termination, no penalty nor do payments have to be paid back