

Columbia County Gross Income Questionnaire for Land in a Non-Exclusive Farm Use Zone

ORS 308A.071

For Special Assessment of Farmland As Defined Under ORS 308A.050 - 308A.128:

- You are requesting your land to be specially assessed under ORS 308A.068.
- Oregon Administrative Rule 150-308A.071(4) requires this questionnaire to be completed and returned to the Assessor's Office or postmarked no later than **APRIL 15th** of the year requested. **Income questionnaires returned after April 15th and before August 1st are subject to a late fee of up to \$250 (ORS 308A.08)**
- Oregon law (ORS 308A.071) requires that land must be farmed and produce a minimum gross income to be eligible or to remain eligible for this special assessment.
- ➔ **• Submit a copy of your SCHEDULE F or other income tax schedule with this form. ORS308A.071 (3) and (4)**
- ***Failure to comply with this request and to provide the required income information in a timely manner may result in disqualification of Farm Use Special Assessment.***
- If you have any questions, call (503) 397-2240 and ask for a farm deferral assessment clerk.

SECTION 1: Owner, Account(s) and Property Use Information

Return this Application to:

Owner: Address:	Columbia County Assessor's Office 230 Strand Street Saint Helens, OR 97051
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Account Number(s)	Total Tax Lot Acreage	Land Under Deferral Acreage

OWNERS LAND USE: Please indicate below the number of acres used per land type, for the years shown. Total acres shown above must be accounted for below:

- Do not record any acres you rented to a farm operator. Record those acres in the RENTED LAND USE section.
- Please indicate below the number of acres used per ;and type, for each of the last 5 years
- Total acres identified above must be accounted for below or in the RENTED LAND USE section
- All years must be completed regardless of whether or not you owned the property.

YEAR	FARMED ACRES				OTHER ACRES				TOTAL ACRES
	IRRIGATED: Cropland, Pasture, Mature Orchid, Hybrid Poplars	NON-IRRIGATED: Cropland, Pasture, Mature Orchid, Christmas Trees, Hybrid Poplars	IMMATURE: Orchards, Perennials, Christmas Trees, Hybrid Poplars	FARM WOODLOT (20 acres max.)	HOMESITE	LAND UNDER BUILDINGS	FORESTED LAND (May Qualify for Forestland Special Assessment)	LAND NOT FARMED	
	# of Acres	# of Acres	# of Acres	# of Acres	# of Acres	# of Acres	# of Acres	# of Acres	

SECTION 2- OWNERS INCOME: Complete this section for land you farmed or farm products you personally consumed or used in the farm operation. (For any land you rented or leased, have the tenant farmer complete section 3.)

1. Submit the completed Gross Income Questionnaire by April 15th.
- ➔ 2. **Submit a copy of SCHEDULE F's or other income tax schedule supporting the gross income reported. ORS308A.071 (3) and (4)**
3. A farm unit includes all land operated AS ONE UNIT by a farmer (the owner or tenant farmer), regardless of ownership or taxing jurisdiction.
4. A farm unit meets the farm income requirements **IF**:
 - ▶ In at least three out of the past five calendar years, the farm unit produced a **gross annual income** from farm uses, including personal consumption, according to the following acreage amounts:

<u>Farm Unit acres:</u>	<u>Annual Gross Income Requirement:</u>
6 1/2 acres or less	\$650
More than 6 1/2 acres but less than 30 acres	\$100 times number of acres or portion of acre
30 acres or more	\$3000
5. Oregon law (ORS 308A.071) requires that land **must be farmed and produce a minimum gross income to be eligible or to remain eligible for this special assessment.** Land not within an exclusive farm use zone shall meet certain minimum income requirements to be eligible for farm use special assessment.

FOR PRODUCTS SOLD, indicate below:

- The **QUANTITY** of livestock and/or crops sold, stabling or equestrian fees. (You must deduct the original purchase price from the gross sale price of livestock sold.). Timber and/or firewood is not a qualifying farm use.
- The **GROSS INCOME** received in each of the years indicated from this farming activity.

YEAR	WHAT CROP LIVESTOCK OR SERVICE WAS SOLD? (No firewood or timber sales)	QUANTITY	TOTAL GROSS RECEIPTS IN \$ FOR SALES OR SERVICES

FOR CROPS & LIVESTOCK CONSUMED or used by you for your farm operation, indicate below:

- The value indicated should be the amount of money the product would have sold for under normal marketing conditions.
- Personal consumption or products used **may not be more than 49% of the total income requirement.**

YEAR	WHAT WAS CONSUMED OR USED? (No firewood or timber sales)	QUANTITY	WHAT WOULD IT HAVE SOLD FOR? TOTAL \$

DECLARATION FOR SECTIONS 1 TO 3:

I declare under the penalties for false swearing as contained in ORS 305.990(4), that I have examined this document, including any attachments, and to the best of my knowledge it is true, correct and complete:

SIGNATURE OF OWNER: _____ DATE: _____

DAYTIME PHONE NO. (Required): _____

TENANT FARMER INSTRUCTION

TENANT FARMER (Not the owner) - COMPLETE SECTION 3 ONLY (Please print):

1. Provide property owner's name and property tax account number.
2. Provide your name, address and daytime phone number.
3. In the boxes for Test Part 1:
 - State the amount of cash rent or share-crop rent you paid this owner or state the gross income you received from this parcel; and
 - Indicate the number of acres you leased from this owner; and
 - Indicate the crop grown or farming activity you did on this parcel.
4. In the boxes for Test Part 2:

***Note: The purpose of test part 2 is to assure you also meet the Minimum Gross Income Requirement on your total acreage separately from this owner's income requirement in test part 1.*

 - Provide the gross income you received from your total farm operation (unit).
 - Indicate the \$ amount if it's between \$650 - \$3000.
 - Enter the acreage of your total farm unit. Your total farm unit is all the land you farm as a unit which includes your land and other land you lease or use for farming.
5. **Sign and date where indicated and return ORIGINAL to property owner or Assessor.**

*****Note: The filing deadline to the assessor is APRIL 15th.***

IF YOU ARE THE OWNER OF THIS LAND, BUT DO NOT FARM IT YOURSELF, COMPLETE:

1. **SECTION 1:** Land Use - Breakdown the number of acres utilized each year under each land use type.
2. **SECTION 2:** Sign, date and provide your daytime phone number only. Leave income information blank because you are not farming the land. **Schedule F's are not required on tenant farmed land.**
3. **SECTION 3:** Send to your tenant farmer to complete. **Section 3 must be submitted with Sections 1 and 2.**
 - If there is more than one tenant farmer, make copies of the Section 3 form - one form per farmer please.
 - **IT IS THE LANDOWNER'S RESPONSIBILITY TO OBTAIN INCOME INFORMATION FROM THE TENANT FARMER OF ANY LEASED LAND**
4. Return or mail ORIGINALS of all three (3) sections with required signatures to the County Assessor's Office POSTMARKED NO LATER THAN APRIL 15TH.

**FAILURE TO COMPLY WITH THIS REQUEST MAY RESULT IN
DISQUALIFICATION OF OWNER'S FARM DEFERRAL**

PROPERTY OWNER'S NAME: _____ ACCOUNT NO.: _____
 (PLEASE PRINT)

SECTION 3: complete this section *only* if you rent or lease your land to a tenant farmer. ORS 308A.071

REQUIREMENTS: A Tenant Farmer of leased land must meet a 2-Part test as follows:

Test- Part 1: Owner's property must qualify on its own in either A or B below:

A. Cash or Net share-crop rent paid by tenant farmer must be at least one-quarter of owner's basic income requirement,

OR

B. Gross Income produced by the tenant farmer on owner's land must be at least one-half of owner's basic income requirement,

AND

Test - Part 2: The tenant farmers farm unit is all acres which are farmed the tenant including their own property. The tenant farmer's unit must meet the basic minimum income requirement for the total number of acres farmed in the unit. (see Section 2 of Owners Income on page 2).

Tenant Farmer: _____ Address: _____
 (PLEASE PRINT)

Daytime Phone: _____

TEST - Part 1: INFORMATION ON OWNER'S PROPERTY FARMED BY TENANT, COMPLETE ALL BOXES PLEASE.

YEAR	Cash Rent (in \$)	Net Share-Crop Rent (in \$)	Gross Income from THIS leased property (in \$)	Acres leased on THIS leased property (# of Acres)	Crop or livestock grown on THIS leased property

TEST - Part 2: TENANT'S TOTAL FARM UNIT (all acreage farmed, including other properties leased)

To verify the requirements of ORS 308A.071 are being met, Tenant Farmer must submit the following statement or attach a similar statement that includes the following:

What is the Annual Income the Tenant Farmer receives from their total operation?

Place a check mark in the applicable box. If it falls between \$650 - \$3000, then you must enter the amount.

YEAR	Total Acres in Tenant's Farm Operation (# of Acres)	Product Sold	Is Income Less Than \$650 (✓)	Is Income Between \$650 - 3000 (Indicate \$ Amount)	Is Income Over \$3000 (✓)

DECLARATION FOR SECTION 3:

I declare under the penalties for false swearing as contained in ORS 305.990(4), that I have examined this document, including any attachments, and to the best of my knowledge it is true, correct and complete:

Tenant Farmer's Signature (required): _____ Date: _____