



Frank J. Gliha

Geauga County Auditor

APPLICATION INSTRUCTIONS FOR GEAUGA COUNTY C.A.U.V. PROGRAM

1. It is recommended that you come into the Geauga County Auditor's Office to fill out and file this application. Staff is available to answer any questions you may have on the application or the C.A.U.V. Program and our office may need to ask some questions concerning your farm. It is simpler for all if we fill it out together. Please call for an appointment.
2. The Auditor's Office as of January 1, 2010, will provide a soil map of your property that will be needed for the application.
3. Complete application form DTE 109. The parcel number can be found on your tax bill. Section number 4 only needs to be completed if the total acreage of the farm is less than ten (10) acres. For Section number 6, complete all three years information requested. Total areas for Section number 6 must equal the total acres of the parcel or parcels being applied for. All parcels being applied for may be included on one application as long as they are contiguous parcels to one farm.
4. The fee for the initial application for the farm program is \$25.00 payable at the time application is made. Checks should be made payable to the: Geauga County Auditor. Should, for some reason, your application not be approved, you will receive notification sometime prior to the end of the tax year the application is for. Otherwise, the C.A.U.V. credit will be applied on the tax bill received the following January. A renewal application will be sent each year, sometime in January. It is important that the application be completed and returned to continue qualification for the program. If the property has been sold, either return the renewal application to our office with the information, or forward it to the new owner. There is no fee for renewals.
5. There is a recoupment penalty equal to the tax savings for the past three years if land use changes to nonagricultural use or there is a failure to reapply (O.R.C. 5713).
6. Should any questions arise in completing the application please contact the Auditor's Office for assistance at: Courthouse Annex, 231 Main Street, Suite 1A, Chardon, OH 44024-1293

Frank J. Gliha
Geauga County Auditor

Rev. 12/09

Courthouse Annex, 231 Main Street, Suite 1A, Chardon, OH 44024-1293
(440) 285-2222, 834-1856, 564-7131 - Ext. 1600 or Direct Line: (440) 279-1600
FAX: Fiscal Office (440) 279-2184 * Real Estate/Appraisal (440) 286-4359
Web site: <http://www.auditor.co.geauga.oh.us>
Email: auditor@co.geauga.oh.us

Proudly serving the residents of Geauga County

Application no. _____
 County _____
 Tax year _____

Initial Application for the Valuation of Land at Its Current Agricultural Use

File with the county auditor prior to the first Monday in March.

1. Owner's name _____ Phone _____

2. Owner's address _____

	Street	City	State	ZIP code
3. Parcel number(s)	Number of acres	Parcel number(s)	Number of acres	
_____	_____	_____	_____	
_____	_____	_____	_____	
_____	_____	_____	_____	

4. If tracts, lots or parcels used exclusively for commercial agricultural production total less than ten acres, show the total gross income from agricultural products for each of the past three years.

Last year \$ _____ Two years ago \$ _____ Three years ago \$ _____

5. If you have a soil or aerial map of this farm, attach a copy of each map.

6. List the acreage in each crop or land use for the past three years:

Land Use:	Last year Number of acres	Two years ago Number of acres	Three years ago Number of acres
Corn and soybeans			
Wheat and oats			
Hay			
Other Crops:			
Permanent pasture			
Noncommercial woodland			
Commercial timber			
Homesite(s)			
Roads and waste			
Other use			
Total acres			

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property to verify the accuracy of this application.

 Signature of owner Date

Below This Line for County Auditor's Use Only

Receipt for Payment of Fee

I hereby certify that the owner paid the filing fee of \$25 on the date this application was filed with me.

 County auditor Date filed with county auditor

 Name on tax list

 Taxing district Parcel number

 Description Number of acres

Instructions for the Initial Application for Valuation of Land at its Current Agricultural Use

General Information and Filing Requirements

This application is to be used by the landowner to file for the Current Agricultural Use Value (CAUV) program pursuant to Ohio Revised Code section 5713.31. Under this program, the taxes on qualified land are based on the agricultural use of land instead of its development potential. Only "land devoted exclusively to agricultural use" may qualify. **If the property fails to meet the qualifications at any time or the owner withdraws from the program, a penalty will be charged equal to three years of taxes levied.**

The owner includes, but is not limited to, any person owning a fee simple, fee tail, life estate interest or a buyer on a land installment contract. A separate application must be filed for each farm, which includes all portions of land that are worked as a single unit within the same county. Although the tracts, lots or parcels that comprise a farm do not need to be adjacent, they must have identical ownership.

Time and Place of Filing Application

The initial application for the current tax year must be filed with the county auditor's office after the first Monday in January and before the first Monday in March. "Filed" means received by the auditor's office, not postmarked by the due date. The only exception to this deadline occurs during a reappraisal or update year. If the market value of the land increases during the revaluation and the auditor has not advertised the completion of the revaluation or notified the owner of the increase prior to the first Monday in March of the revaluation year, the application may be filed anytime before the first Monday in March of the following year.

If there is a transfer of CAUV acreage during the year, the acreage continues in the program if it meets the use test and either the new owner files an initial application or the previous owner has filed a renewal application meeting the filing deadlines.

Eligibility Requirements for Land Devoted Exclusively to Agricultural Use

Current Agricultural Use

Ohio Revised Code section 5713.30(A) contains the statutory definition of land devoted exclusively to agricultural use. Qualified land devoted exclusively to agricultural use means land used for commercial agricultural activity, which is limited to the following activities: commercial animal or poultry husbandry, aquaculture, apiculture, the commercial production of timber, field crops, tobacco, fruits, vegetables, nursery stock, ornamental trees, sod or flowers and certain timber not grown for commercial purposes. Agricultural use excludes processing facilities and plants such as grain elevators, slaughtering plants and wineries.

Land devoted to agricultural use includes parcels or portions of parcels that are used for conservation practices if it comprises 25% or less of the total land qualifying for CAUV. Conservation practices are used to abate soil erosion required in the management of the farm and include grass waterways, terraces, filter strips, field borders, windbreaks, riparian buffers, wetlands, ponds and cover crops for that purpose.

Qualifying Acreage

Qualifying acreage is the number of acres that meet the definition of agricultural use. To qualify for CAUV, land at least ten acres in size must have been devoted exclusively to commercial agricultural use during the three years prior to the year in which the CAUV application is filed. Land less than ten acres must meet the same requirements and have earned a minimum average yearly gross income of \$2,500 from the sale of products raised on the land during the three years prior to the filing of the application. If actual income figures are unavailable for the three-year waiting period, evidence of anticipated qualifying income may be submitted.

Other qualifying acreage includes land receiving compensation for certain land retirement or conservation programs under an agreement with the federal government. Currently, these programs meet this designation: the Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), Grasslands Reserve Program (GRP) and Conservation Reserve Enhancement Program (CREP).

Noncommercial Woodland

Qualifying acreage includes the growth of timber for a noncommercial purpose if the woodland is part of a farm with more than ten qualifying acres. The woodlands must be adjacent to or part of a qualifying parcel.

Mixed Use Parcels

Some applicants may own mixed-use parcels where only a portion of the land is qualified for the program. These parcels may be enrolled in the program if the areas are independently qualified under the CAUV guidelines and are appropriately identified to the auditor.

Instructions for Applicant

- | | |
|---------------|---|
| Lines 1 and 2 | Show the name and address of the property's legal owner. |
| Line 3 | List the parcel number(s) as shown on the most recent tax statements. Show the total number of acres. Use an attached sheet if necessary to list all parcels included in the farm. |
| Line 4 | If the farmed acreage used exclusively for commercial agricultural production is less than ten acres, enter the annual gross income derived from the agricultural products raised on the property for the past three years in the spaces provided. If more than ten acres are farmed, you may skip this line. |
| Line 5 | If you have soil or aerial maps, please attach them to your application. Soil maps are generally available from the local Soil and Water Conservation District office. |
| Line 6 | List the acreage in each crop or land use for the past three years. |