

A Comparison of Minnesota Property Tax Programs for Land Owners

	<u>Green Acres</u>	<u>Rural Preserve</u>	<u>Managed Forest Land</u>	<u>Sustainable Forest Incentive Act</u>
Minimum acres subject to enrollment:	10 contiguous agricultural acres (2a productive land including temporary conservation easements in state or federal programs like CRP and RIM/ 2b non-productive land impractical to separate)	10 acres of rural vacant land (2b non-productive land, "grandfathered" into Green Acres until 2013; Green Acres land that loses its eligibility on or after 2013 because it became non-productive; or part of an agricultural homestead)	20 contiguous acres of rural vacant land (2b non-productive, un-platted that is rural in character and not improved with a major or primary structure)	20 contiguous acres of rural vacant land (2b non-productive land with 50% or more of the acreage in trees or managed for trees);
Maximum acres subject to enrollment:	No maximum acres	No maximum acres	Maximum of 1,920 acres	No maximum acres
Public access required:	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
Building site exclusion:	Acreage based on area of use	Acreage based on area of use	10 acres based on law	3 acres based on law
Covenant required to be recorded:	No	Yes	No	Yes
Enrollment period:	Year to year, 1 year enrollment	10 year minimum enrollment; request to cancel 5 years after enrollment, 5 years to terminate; 3 year wait for re-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
Land management plan required:	No	Yes, conservation management plan developed by a SWCD approved plan writer; a fee may be charged to complete the plan	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
Restrictions:	Not enrolled in a perpetual RIM easement	Not enrolled in Open Space, SFIA, or Green Acres; no delinquent taxes	Not enrolled in SFIA, CRP, CREP, RIM, or Green Acres	Not enrolled in RIM, CREP, CRP, Ag Preserves, Managed Forest Land, or Green Acres; no delinquent taxes
Conditions:	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; abide by terms in conservation management plan	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
Program benefit:	Tax assessed on a lower value instead of market value; tax calculated at 0.50% and/ or 1.00%	Tax assessed on a lower value instead of market value; tax calculated at 0.50% and/ or 1.00%	Tax calculated at a 0.65% class rate	A minimum payment of \$7.00 per acre is paid on enrolled acres each year (\$8.74 was payment in 2009)
Form of program benefit:	Property tax reduction	Property tax reduction	Property tax reduction	Taxable cash payment
Payback Provision:	Deferment expires, 3 year payback of deferred taxes	After termination or 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