

Why NOW? What do YOU have to do?

Why now? Because if we don't follow the existing rules and regulations, we stand the chance of losing Farmland tax benefits and the Tax Assessor and the Tax Board could face potential charges for not following the law.

What will it cost you? Only a small amount of time... to make sure that your Farmland Application is filled out correctly (remember the possibility of perjury penalties) and filed *on or before August 1st*, which will be strictly enforced.

What will you gain? Possibly, time... for when the application is accurately submitted, the Tax Assessor doesn't have to call you in to correct your form so they can approve it and you will continued to received the benefit of the Farmland special assessment.

Who stands to lose? The person who **IS NOT** truly qualified to receive the tax benefits of the Farmland Assessment Act.

Who wins? Your municipality, which will get its fair and accurate valuation and property taxes and those who are doing it right!



Salem County Board of Taxation
Courthouse
92 Market Street
Salem, NJ 08079

Salem County
Board of Taxation

Farmland Assessment



Doing it Right

A little background

Over the past five years, the Salem County Board of Taxation has taken a proactive response to their statutory responsibilities and supervisory duties. This Board has reviewed and implemented procedural changes, conducted audits of property tax deductions and exemptions and issued revaluation orders in our efforts to bring our assessing world into compliance with existing laws.

The Board has now turning its attention towards Farmland Assessment practices. Current proposed legislation and a recent statewide audit of farmland assessment practices have convinced us to step-up our time schedule. They **have chosen** to become **pro-active** in its review of these practices **rather** than open themselves to a potential reprimand by the State. They will be **examining** "how things are done" and will recommend necessary changes when needed. Remember we all **have a legal obligation** to comply with the existing laws and their rules and regulations of Farmland Assessment.

We have selected several approaches to help accomplish our goals of insuring that **you continue to qualify** for the preferential property tax treatment and to insure that **you, the agricultural taxpayer, your municipal tax assessor and the Board of Taxation are following the laws** and the corresponding rules and regulations that govern the Farmland Assessment Act.

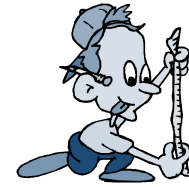
Efforts are being directed in the following ways...



through **an educational approach** with an all-day seminar, held in October, that reviewed and refreshed the basics of farmland assessment for the Salem County Tax Assessors and ninety other invited assessors, tax board commissioners and county tax administrators;



through **an informational segment**, when in January, the Board will be sponsoring a breakfast with all municipal elected officials to review the Farmland Assessment Act and the rules and regulation that are required to be followed by the property owner and the tax assessor;



through **a physical approach**, when the focus turns to neglected **statutory requirement** of inspecting all qualified farms every three years by the municipal tax assessor as per N.J.S.A. 54:4-23.13. The state regulations allow for the municipality to impose an inspection fee of not more than \$25 to offset any additional costs. Only one fee would be charged per owner per municipality regardless of the number of parcels owned. During the first inspection year of 2009, the Tax Assessor will focus on those farms that have twelve (12) acres or less. The remaining farms will be inspected in 2010 and 2011; and, finally,



through **an instructional approach** when in early spring of this year, the Board will hold several workshop sessions for you, the farm owner, to provide you with assistance in accurately filling out and filing your farmland application and reducing the possibility of delay or rejection of your application.