

**CURRENT USE APPLICATION  
FARM AND AGRICULTURAL LAND CLASSIFICATION  
Chapter 84.34 RCW**

**File With County Assessor**

County \_\_\_\_\_

Tax Code: \_\_\_\_\_  
 Account Numbers: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Applicant(s) Name and Address  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Notice of Approval or Denial**

Application Approved                       Application Denied  
 All of Parcel                                       Portion of Parcel

Date: \_\_\_\_\_  
 Owner Notified on: \_\_\_\_\_  
 Fee Returned  Yes  No    Date: \_\_\_\_\_  
 Assessor/Deputy Signature: \_\_\_\_\_

**APPEAL:** A denial of an application for classification as farm and agricultural land may be appealed to the County Board of Equalization.

1. Legal description of land: \_\_\_\_\_  
 \_\_\_\_\_ Sec.: \_\_\_\_\_ Twp: \_\_\_\_\_ Rge: \_\_\_\_\_

2. Acreage:      Cultivated..... \_\_\_\_\_      Irrigated acres: \_\_\_\_\_      Dry acres: \_\_\_\_\_  
                     Grazed..... \_\_\_\_\_      Is grazing land cultivated?     Yes     No  
                     Farm woodlots ..... \_\_\_\_\_  
                     **TOTAL acreage ...** \_\_\_\_\_

3. List the property rented to others which is not affiliated with agricultural use and show the location on the map  
 \_\_\_\_\_  
 \_\_\_\_\_

4. Is the land subject to a lease or agreement that permits any use other than its present use?     Yes     No

5. Describe the present current use of each parcel of land described in this application.  
 \_\_\_\_\_  
 \_\_\_\_\_

6. Describe the present improvements on this property (buildings, etc.).  
 \_\_\_\_\_  
 \_\_\_\_\_

7. Attach a map of the property to show an outline of the current use of each area of the property such as: livestock (type), row crops, hay land, pasture, wasteland, woodlots, etc.  
 Include on the map, if available, the soil qualities and capabilities. Also indicate the location of buildings.

8. To qualify for this classification, an application describing land of less than twenty acres must meet certain minimum income standards (see definition of agricultural land (b) and (c)). Please supply the following or any other pertinent data to show that the land will qualify for classification.

	Year	_____	_____	_____	_____	Average
List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.).	_____	_____	_____	_____	_____	_____
List the annual gross income per acre for the last five (5) years.	_____	_____	_____	_____	_____	_____
If rented or leased, list the annual gross rental fee for the last five years.	_____	_____	_____	_____	_____	_____

**NOTICE:** The assessor may require the owners to submit pertinent data regarding the use of the classified land, productivity of typical crops, income, etc.

**Farm and Agricultural Land Means Either:**

- (a) A parcel of land or contiguous parcels of land in one ownership of twenty or more acres devoted primarily to the production of livestock or agricultural commodities for commercial purposes, or enrolled in the Federal Conservation Reserve program or its successor administered by the United States Department of Agriculture.
- (b) Any parcel of land or contiguous parcels that are five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to two hundred dollars or more per acre each year for three of the five calendar years preceding the date of application for classification under this chapter; or
- (c) Any parcel of land or contiguous parcels that are less than five acres devoted primarily to agricultural uses which has produced a gross income of fifteen hundred dollars or more each year for three of the five calendar years preceding the date of application for classification under this chapter.

Agricultural lands also include noncontiguous parcels from one to five acres, but otherwise constituting an integral part of farming operations conducted on the land.

Agricultural lands also include land, not to exceed twenty percent of classified land, that has incidental uses compatible with agricultural purposes, and also the land on which appurtenances necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.

**STATEMENT OF ADDITIONAL TAX, INTEREST, AND PENALTY DUE UPON REMOVAL OF CLASSIFICATION**

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer thirty days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
  - (a) The difference between the property tax paid as "Farm and Agricultural Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
  - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.
  - (c) A penalty of twenty percent shall be applied to the additional tax if the classified land is applied to some other use, except through compliance with the property owner's request for withdrawal process, or except as a result of those conditions listed in (2) below.
2. The additional tax, interest, and penalty specified in (1) shall not be imposed if removal resulted solely from:
  - (a) Transfer to a governmental entity in exchange for other land located within the State of Washington.

- (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
- (c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
- (d) Official action by an agency of the State of Washington or by the county or city were the land is located disallowing the present use of such land
- (e) Transfer of land to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.
- (f) Acquisition of property interests by state agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (see RCW 84.34.108(5)(f)).
- (g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(d) (farm homesite value).
- (h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
- (i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
- (j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

**AFFIRMATION**

As owner(s) or contract purchaser(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under provisions of Chapter 84.34 RCW. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Signatures of all Owner(s) or Contract Purchaser(s):

\_\_\_\_\_  
\_\_\_\_\_

(See WAC 458-30-225)

**ASSESSOR**

In accordance with the provisions of RCW 84.34.035, "...the assessor shall submit notification of such approval (form REV 64 0088) to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property."

Amount of Processing Fee Collected \$ \_\_\_\_\_

Date \_\_\_\_\_

To inquire about the availability of this notice in an alternate format for the visually impaired or in a language other than English, please call (360) 753-3217. Teletype (TTY) users may call (800) 451-7985.