

Rural Preserve Property Tax Program

The 2008 and 2009 legislative changes to the Green Acres Program resulted in the Rural Preserve Property Tax Program (RPPTP). Similar to Green Acres, it is a tax deferment program for preserving undeveloped Class 2B rural vacant lands, (lands not in agricultural production) that may be subject to higher valuation. The conservation of these lands will greatly enhance:

- Water Quality
- Ground Water Recharge
- Flood Control
- Wildlife Habitat

Listed below are the policies of the Anoka Conservation District (ACD) as well as a general checklist of tasks to accomplish to apply for enrolment into the RPPTP.

1. INITIAL ELIGIBILITY DETERMINED AT COUNTY ASSESSOR'S OFFICE

➤ Green Acres Enrolled Applicants

Landowners having more than 10-acres of Class 2B Rural Vacant Lands currently enrolled in Green Acres are eligible, and must contact the County Assessors office **before August 16th 2010** to formally indicate their intention to enroll Class 2B rural vacant lands into the RPPTP. Thereafter, the process must be completed by May 1st 2013. This process includes having:

1. An approved Conservation Assessment Plan (CAP).
2. Recording of restrictions and covenants on the enrolled land.
3. Formal application to the county assessors office.

➤ Other Applicants

Landowners not currently enrolled in Green Acres must contact the county assessor's office to determine eligibility. Applications for eligible properties in this category will be accepted **after May 1st 2011** with the process being completed by May 1st 2013.

Anoka County Assessors Contact: Mike Ducklow at 763-434-5548 or Michael.Ducklow@co.anoka.mn.us

More questions? See Property Tax Fact Sheet.

http://www.taxes.state.mn.us/property/publications/fact_sheets/html_content/2009144%20Rural%20Preserve%20Fact%20Sheet.pdf

2. CONTACT SWCD TO INITIATE CONSERVATION ASSESSMENT PLAN DEVELOPMENT

As the Soil and Water Conservation District, the Anoka Conservation District (ACD), is tasked as the approval authority for Conservation Assessment Plans (CAP) as described in MS 273.114 Rural Preserve Property Tax Program. <https://www.revisor.mn.gov/statutes/?id=273.114>.

Conservation Assessment Plan Development

Conservation Assessment Plan (CAP) means a written document approved by the Soil and Water Conservation District providing a framework for site-specific healthy, productive, and sustainable natural resources. The ACD can develop your plan, and we also will maintain a list of other approved plan writers.

3. LANDOWNER CONTRACTS WITH ACD OR OTHER PLAN WRITER TO DEVELOP CAP

A fee will be associated with the development and approval of a CAP.

The Anoka Conservation District (ACD) staff can develop CAP for applicants which will satisfy MS 273.114. The CAP must include, but is not limited to:

- (1) Conservation management goals for the land.
- (2) Reliable field inventory of the individual conservation practices and cover types.
- (3) Description of the soil type and quality.
- (4) Aerial photo based map of the vegetation, natural features and boundaries of the enrolled land.
- (5) Proposed future conditions of the land.
- (6) Prescriptions to meet proposed future conditions of the land.
- (7) Recommended timetable for implementing the prescribed practices.
- (8) A legal description of the land encompassing the parcels included in the plan.

Conservation Management Plan Approval Timeline

All Conservation Management Plan approval decisions will be made by the Anoka Conservation District Board within 45-days of submission of a plan completed by an approved plan writer and required fees.

Approved Planner Criteria

It is the ACD's responsibility to approve conservation management plan writers, and maintain a list of approved writers available to landowners seeking enrollment in the RPPTP. Those applying to become an approved Plan Writer must submit a resume demonstrating they meet the following minimum criteria:

- Post secondary degree in natural resource field such as natural resource management, forestry, soils, or other related field determined adequate by ACD.
- Two years professional experience in natural resource field.

The ACD Board will consider extensive experience, training, continuing education and certifications in lieu of post secondary education. For this consideration, up to date credentials should accompany the resume. The following are examples of other training and certifications that will be considered.

- Completion of BWSR CAP training
- Certified Stewardship Plan writer, as approved by the Forest Stewardship Committee, for the Forest Stewardship Program as required by Sustainable Forest Incentive Act (SFIA)
- 2c Managed Forest Land programs.
- MN Tree Farm Inspector certified by the Minnesota Tree Farm Committee.
- Technical Service Providers registered with the Natural Resource Conservation Service.

Inclusion of an example plan prepared by the applicant will aid in the determination. CAP planner approval is subject to revocation by the SWCD board based upon quality of plans and plan acceptance rate.

Fees For Services

Service	Description	Fee
Anoka Conservation District (ACD) prepared plan and approval	ACD prepared CAP in accordance with MS 273.114 (2 copies)	\$280 minimum \$70/hr after 4 th hour completed
Other writer prepared plan approval	ACD staff reviews and comments on CAP, then sends to ACD Board for approval decision	\$70
Approve writer	ACD staff reviews writer application and sends recommendation to ACD board for approval decision	\$70

4. SUBMIT COMPLETED CAP TO SWCD BOARD FOR APPROVAL

- a. Upon approval by the Anoka SWCD, 2 original copies of plan will be provided to the landowner.

5. LANDOWNER RECORDS RESTRICTIVE COVENANT WITH COUNTY RECORDER

- a. Landowner will be required to record the CAP as a restrictive covenant using the form provided by MN Dept. of Revenue.
- b. Land enrolled for a minimum of eight years.
- c. Must abide by CAP terms for the duration of the covenant.
- d. Covenant runs with the land (transfers to subsequent owners).
- e. Three year notice required to terminate the covenant. The land must be in the program for a minimum of five years before notification of request to terminate.
- f. Current plus two prior years' taxes & special assessments due upon termination of covenant or when property no longer qualifies.
- g. Property ineligible for Rural Preserve for three years after termination.
- h. THE COVENANT WITH EXHIBITS MUST BE RECORDED BY **MARCH 31, 2013.**

6. SUBMIT APPLICATION TO COUNTY ASSESSOR'S OFFICE

- b. Must submit copy of approved CAP with application.
- c. Must submit copy of recorded covenant with application.
- d. Other documentation may be required.