



LOUDOUN COUNTY AGRICULTURAL & FORESTAL DISTRICT (AFD) PROGRAM

Application for Addition of Land to the _____ AFD.
Term of _____ years, beginning _____, _____, with a subdivision minimum of _____ acres.

IMPORTANT NOTICE TO APPLICANTS

- A separate application is required for each parcel.
- **ALL applications for enrollment of 20 acres or less must submit a Land Conservation/Forest Management plan with the application. (For assistance in obtaining a plan please contact the Loudoun Soil and Water Conservation District at 703-771-8395)**
- All pages of the application **must** be completed, or application will **not** be considered.
- Submission of application and eligibility to join a District does not guarantee approval.
- **Return completed applications to: Loudoun County Dept of Economic Development, 1 Harrison Street SE, MSC #63, Leesburg, VA 20175 or FAX: 703-771-5363.**

I. PARCEL INFORMATION

a. Tax Map Number: _____ b. MCPI/PIN: _____

c. Property

Address: _____
(Street Address) (City) (State) (Zip Code)

d. **Mailing Address:** all correspondence will be directed to the address on file with the Loudoun County Assessor

e. **Total Parcel Acreage:** _____ do you wish to enroll the entire parcel

f. Acres to be enrolled in Ag District*: _____

*If the total acres to be enrolled in the Agricultural District program are less than the total acreage of the parcel, a map identifying acres submitted for enrollment must be submitted to constitute a completed application. Applications submitted without the necessary map will be returned to the property owner.

g. **Does your property cross jurisdictional lines? (ex. Town, County, etc.)** YES NO

II. LAND OWNER INFORMATION *Attach separate sheet as necessary for additional landowners.*

Landowner 1Name	
Landowner 1Address	
Landowner 1 Phone Number	
Landowner 1 Email (if available)	
Landowner 1 Signature	
<i>Landowner 1 Witness Signature</i>	
Landowner 2 Name	
Landowner 2 Address	
Landowner 2 Phone Number	
Landowner 2 Email (if available)	
Landowner 2 Signature	
<i>Landowner 2 Witness Signature</i>	

III. TAX STATUS

a. Is the property currently enrolled in the Land Use Assessment Program? YES NO
 Information regarding the Land Use Program is available at www.loudoun.gov/assessor or by contacting the Office of the County Assessor at (703) 777-0267 (press 1 then 1 again for staff selection and assistance).

a1. If the property is currently in the Land Use program, please identify the category: (check appropriate boxes)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Horticulture	<input type="checkbox"/> Forestry	<input type="checkbox"/> Open Space
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b. Do you plan to continue the same land use status in the next tax year? YES NO

c. If the property is not currently enrolled in the Land Use Program, do you plan to apply for the Land Use Program next tax year (circle appropriate choices)?

NO YES-Agriculture YES-Horticulture YES-Forestry YES-Open Space

IV. Survey of Current or Planned Uses of Land (check all that apply)

Instructions: Indicate for what purpose(s) the land is currently utilized. For each activity indicate the approximate number of acres contributing to that use. For any acres that contribute to environmental stewardship activities, provide a description of such activities in the space provided. Total number of acres must equal at least the number in Section I. Item f. of this form (total acres to be enrolled in AFD).

Purpose	Type	Approximate Acres
<input type="checkbox"/> Agricultural crop(s)	_____	_____
	_____	+ _____
	_____	+ _____
<input type="checkbox"/> Horticultural crop(s)	_____	+ _____
	_____	+ _____
	_____	+ _____
<input type="checkbox"/> Forestry		+ _____
<input type="checkbox"/> Livestock (note type & number)	_____	+ _____
	_____	+ _____
<input type="checkbox"/> Horses (note business/pleasure and number)	_____ (business)	+ _____
	_____ (pleasure)	
<input type="checkbox"/> Environmental Stewardship (check all that apply)		+ _____
<input type="checkbox"/> Reduce or prevent soil erosion		
<input type="checkbox"/> Maintain fertility by application of nutrients		= _____
<input type="checkbox"/> Control brush, woody growth and noxious weeds		
<input type="checkbox"/> Other (Describe)		

TOTAL ACRES

(must equal at least the number of acres to be enrolled in the Ag District as stated in Section I. item f. of this form)

V. Land Management Plans (for additions less than 20 acres)


All properties seeking addition to an Agricultural and Forestal District which are less than 20 acres must include as part of the application, a Land Conservation or Forest Management Plan. By submission of a Land Conservation or Forest Management plan, all property owners previously named on this application agree to uphold the actions which are listed as part of the submitted plan.

VI. Program Rules and Restrictions

Instructions: After reading through each program fact/rule/restriction, each landowner must initial to represent understanding. **Initial next to each yellow arrow.**

a. What is an Agricultural and Forestal District? _____ 


An Agricultural and Forestal District (AFD) is a voluntary aggregation of land holdings that totals at least 200 acres in one parcel or several contiguous parcels that will be used as rural conservation zones reserved for the production of agricultural products, timber, and the maintenance of open space land as important economic and environmental resource.

b. What is the legal basis for these Districts? _____ 

The Agricultural and Forestal District program is a result of the Agricultural and Forestal Districts Act of 1977 (AFDA). It is found in Title 15.1, Chapter 36, Sections 15.1-1506 through 15.1-1513 of the Code of Virginia. (<http://leg1.state.va.us/000/src.htm>)

c. Why was it created? _____ 

The General Assembly created the Act to encourage local governments and landowners to unite in protecting and enhancing agricultural and forestal land as environmental and economic resources.

d. How do I join a District? _____ 


Any interested landowner can obtain an Application for the creation of or addition to an Agricultural and Forestal District from the Loudoun County Department of Economic Development. The completed application and land conservation/forest management plan should be submitted to the Department of Economic Development.

e. Is acceptance into an Agricultural and Forestal District automatic once an application is submitted? _____ 

No. All applications are reviewed for eligibility. To be eligible, a parcel must be within 1 mile of a 200-acre "Core" of a District, or immediately adjacent to a parcel in the District. The applications are then reviewed by the Agricultural District Advisory Committee (ADAC) in accordance with criteria listed in the State Code (15.2-4306). The ADAC gives its recommendation to the Planning Commission. After holding a public hearing on the application, the Planning Commission forwards its recommendation to the Board of Supervisors. The Board of Supervisors holds a final public hearing, and makes the decision to accept or deny the application. The Agricultural and Forestal District Act specifies that the process from the completed landowner application to the final decision must not exceed 180 days. The process typically takes about 90 days in Loudoun County and involves the three meetings outlined above.

f. Do I have to be in an Agricultural and Forestal District in order to farm my land, have livestock, etc? _____ 

No. The Zoning Ordinance governs the uses of your property. Enrollment in an Agricultural and Forestal District provides some additional right-to-farm protections beyond what the Zoning may permit.

g. If I sell my property do I need to advise the new owner that the property is in the District? _____ 

Yes. Agricultural and Forestal Districts encumber the land. Selling or transferring ownership does not remove the encumbrance. **It is very important that the new owner understand they are bound to the same restrictions and will receive the same benefits of all property in the District.** Many new buyers think they can subdivide and then learn they cannot due to restrictions imposed by inclusion in the District. They may incur expensive subdivision costs with no chance of completing the division until the District term expires.

h. What restrictions are on my property in an Agricultural and Forestal District?



The Agricultural and Forestal District Program is a voluntary program that landowners join, agreeing not to develop their land for the term of the District. If you are considering subdividing your land (including clustered development), or are considering a boundary line adjustment that would result in parcel acreage below the subdivision minimum of the district, you are advised not to join a District until after your subdivision or adjustment has been recorded. **If your property is in a District now please check the minimum lot size allowed for a subdivision. Those landowners seeking to subdivide or move a boundary line which will result in parcels below the minimum acreage must file an official request to withdraw from the District. Approval of a withdrawal request is not guaranteed.**

i. Does being in an Agricultural District reduce my taxes?



No. Loudoun County has a Land Use Assessment Program that provides for the deferral of real estate taxes on properties that qualify for agricultural, horticultural, forestry or open space uses. Any status change to a parcel enrolled in the Land Use Assessment Program is subject to rollback taxes, penalties, and interest. Contact the Office of the County Assessor at 703-777-0267 for further information on the Land Use Program.

j. What is the relationship between the Agricultural and Forestal District Program and Open Space Classification of Land Use?



Open Space Land Use requires a minimum of 5 acres and enrollment in an Agricultural and Forestal District. In order to qualify for Open Space Land Use, the landowner must first be enrolled in the Agricultural & Forestal District Program through the Department of Economic Development. After enrollment is approved, it is the landowner's responsibility to contact the Office of the County Assessor to complete the application for Open Space Land Use.

k. Do I need to be in an Agricultural and Forestal District to qualify for agricultural, horticultural, or forestry land use?



No. The Land Use Assessment Program is a separate program from the Agricultural and Forestal District Program. A landowner must apply for the Land Use Assessment Program and must meet certain qualifying criteria that can be explained by the Office of the County Assessor (703-777-0267).

l. Will continuation in an Agricultural and Forestal District affect my Land Use eligibility?



Continued participation in an Agricultural and Forestal District only affects landowners who are eligible for Open Space Land Use. If you qualify for land use through agricultural, horticulture, or forestry, you do not have to be enrolled in an AFD to receive a tax deferral. However, should the County ever rescind its Land Use Assessment Program, only those enrolled in an AFD would be eligible for Land Use Assessment under the State's program, provided land eligibility requirements are met.

m. Besides ensuring deferred real estate taxes for those who meet Land Use eligibility requirements, what other benefits come from being in an Agricultural and Forestal District?



Additional benefits of being enrolled in an Agricultural and Forestal District include: Protection against local laws unreasonably restricting or prohibiting farm structures and farming practices during the term of the district; and Protection against eminent domain, such as for roadways, where a public review process is required if a minimum of 10 acres is to be taken from a District, or one acre from one parcel in a District. In addition, should the County ever rescind its Land Use Assessment Program, those enrolled in an AFD would be eligible for Land Use under the State's program, provided land eligibility requirements are met.

n. What if I change my mind and want to withdraw from an Agricultural and Forestal District?



Property owners may remove their land from an Ag District at the point at which the District is up for renewal. Between renewal periods, land may be removed from an Ag District based on death of a landowner or good and reasonable cause. Please contact the Department of Economic Development for withdrawal inquiries.

VII. Property Owner Acknowledgement:

I submit _____ acres to the _____ Agricultural District.
(Acres to be enrolled in Ag district) (Name of District)

I understand that this Agricultural District has a term of _____ years and a subdivision minimum* of _____ acres.

*A subdivision minimum defines the minimum number of acres to which a parcel can be subdivided while enrolled in an Agricultural and Forestal District.

I understand that any subdivision or boundary line adjustment resulting in a parcel below the minimum subdivision limit of the Agricultural District will not be permitted.

I understand that a review of this Agricultural District will begin at least 90 days prior to _____.
(date of term expiration)

Applicant Name (printed) (signed) (date)

Applicant Name (printed) (signed) (date)

PLEASE CONTACT THE DEPARTMENT OF ECONOMIC DEVELOPMENT AT 703-777-0426 WITH QUESTIONS CONCERNING THE AGRICULTURAL & FORESTAL DISTRICT PROGRAM.

PLEASE CONTACT THE OFFICE OF THE COUNTY ASSESSOR AT 703-777-0267 WITH QUESTIONS CONCERNING THE LAND USE PROGRAM.