

**APPLICATION FOR SPECIAL ASSESSMENT AS
AGRICULTURAL REAL PROPERTY TO BE VALUED BASED ON USE**

IMPORTANT : SEE REVERSE SIDE FOR FILING QUALIFICATIONS AND ADDITIONAL FILING INSTRUCTIONS .

RETURN ADDRESS :

Saluda County Assessor
100 E Church St
Suite 1
Saluda SC 29138-1444

Phone # : 864-445-4500
Fax # : 864-445-4502

FOR OFFICE USE ONLY	
TMS # _____	_____
DATE MAILED _____	DATE PROCESSED _____
DATE RECEIVED _____	PROCESSED BY _____

NAME AND MAILING ADDRESS OF PROPERTY OWNER	PROPERTY LOCATION AND LEGAL DESCRIPTION	SCHOOL OR TAX DISTRICT
		TAX YEAR

Property Owner	Social Security # or Fed. I.D. #
Second Owner	Social Security # Spouse ? (yes / no)

If more than two (2) owners, attach a separate sheet with above information on each owner.

Purpose for which the tract of real property is being used :

TIMBERLAND <input type="checkbox"/> Number of Acres :	<input type="checkbox"/> Yes <input type="checkbox"/> No
IF timberland is less than 5 acres : Do you own any other qualifying timberland or non-timberland tracts adjoining (are contiguous to) tracts which are under the same management system as this tract ?	
CROPLAND <input type="checkbox"/> Number of Acres : List crop type :	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
IF cropland is less than 10 acres : Do you own any other cropland tracts which join (are contiguous to) this tract that meets the 10 acre minimum requirement ?	
Did you have a gross income on this tract of \$1000 or more in three of the last five years ?	
Has the property been owned by current owner or an "immediate family" member of the current owner for at least TEN YEARS ending January 1, 1994 ? If yes, please list their name and relationship:	
Is any portion of the entire tract being used for other than agricultural profit ? If yes, explain :	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you file a farm income tax return ?	<input type="checkbox"/> Yes <input type="checkbox"/> No

IF APPLYING FOR AGRICULTURAL USE (SEE INSTRUCTIONS ON BACK)

Section 12-43-220(d)(3) of the South Carolina Code of Laws requires that the applicant sign the following statement:

UNDER PENALTY OF PERJURY, I certify the property which is the subject of this application meets the requirements to qualify as agricultural real property as of January 1st of the current tax year ; or I certify that the property which is the subject of this application meets the requirements to qualify as agricultural real property and for the special assessment ratio for certain agricultural real property as of January 1st of the current tax year.

It is unlawful for a person to knowingly and willfully make a false statement on the application required pursuant to section 12-43-220(d)(3) to a county assessor for the classification of property as agricultural real property or for the special assessment ratio for certain agricultural real property. A person violating the provisions of this section is guilty of a misdemeanor and, upon conviction, must be fined not more than two hundred dollars. (Section 12-43-340 of the South Carolina Code of Laws)

Owner's Signature	Date :	Phone : (Daytime)
If agent signed for owner Relationship :	Mailing Address :	

APPLICATION FOR SPECIAL ASSESSMENT AS AGRICULTURAL REAL PROPERTY

DEFINITION OF AGRICULTURAL REAL PROPERTY

Agricultural real property shall mean any tract of real property which is used to raise, harvest, or store crops or feed, breed, or manage livestock, or to produce plants, trees, fowl, or animals useful to man, including the preparation of the products raised thereon for man's use and disposed of by marketing or other means. It includes but is not limited to such real property used for agriculture, grazing, horticulture, forestry, dairying, and mariculture. In the event at least 50% of a real property tract shall qualify as "agricultural real property", the entire tract shall be so classified, provided no other business for profit is being operated thereon. The term "agricultural real property" shall not include any property used as the residence of the owner or others in that the taxation of such property is specifically provided for in Section 12-43-230 of the South Carolina Code of Laws and Department of Revenue Regulation 117-1780.2.

QUALIFICATION REQUIREMENTS

Agricultural real property which is actually used for such purposes and meets certain size or income restrictions, not including, however, owners or lessees who are individuals or partnerships and for certain corporations which do not :

1. Have more than 10 shareholders
2. Have as a shareholder a person (other than an estate) who is not an individual.
3. Have a nonresident alien as a shareholder
4. Have more than one class of stock

Timberland Tracts must be five acres or more. Tract of timberland must be devoted to growing trees for commercial use.

Tracts of timberland less than five acres qualify if any of the following conditions are met :

1. Contiguous to a qualifying tract that meets the minimum acreage requirement
2. Under same management system as a qualifying tract that meets the minimum acreage requirement
3. Owned in combination with nontimberland tracts that qualify as agricultural real property

Nontimberland (cropland) Tracts must be ten acres or more. Tracts of nontimberland less than ten acres qualify if any of the following are met:

1. If contiguous tracts with identical ownership meet the minimum acreage requirement when added together.
2. If a person making application earned at least \$1000 gross farm income in at least three of the past five taxable years preceding the year of the application.
3. If a person making an initial application for the first five years earned at least \$1000 gross farm income in at least three of the first five years. If the new owner fails to meet the income requirements in the five year period, the tract is not considered agricultural real property and is subject to the rollback tax.
4. If the property has been owned by current owner or an immediate family member of the current owner for at least ten years ending January 1, 1994 and the property was classified as agricultural real property for tax year 1994.

The following uses of real property **do not** qualify as agricultural:

1. Recreation
2. Hunting Clubs
3. Fishing Clubs
4. Vacant Land (land lying dormant)
5. Any similar use.

ROLLBACK PROVISION

If in the tax year in which a change in use of the real property occurs the real property was not valued, assessed, and taxed under this article, then the real property is subject to roll-back taxes for each of the five tax years immediately preceding in which the real property was valued, assessed, and taxed hereunder.

RETURN THIS APPLICATION NOW

This application must be completed in full and the owners of the property or the owners' agent must apply for the four percent legal assessment ratio before the first penalty date (January 15) for the payment of taxes for the tax year for which the owner first claims eligibility for the four percent assessment ratio. No further applications are necessary from the current owner while the property for which the initial application was made continues to meet the eligibility requirements. If a change in ownership or use occurs, the owner who had qualified for the special assessment ratio allowed by this section shall notify the assessor of the change in classification within six months of the change. Another application is required by the new owner to qualify for future years at the four percent ratio allowed by this section. (Section 12-43-220(c)and(d) of the South Carolina Code of Laws). Please file **as soon as possible** to avoid any unnecessary delays in processing your application.

KEEP A COPY

Keep a copy of the original for your records. Make any necessary corrections such as mailing address, zip code, etc. directly on the front of this application. Mail it to the county in which the property resides. If you have any questions concerning this application, please call the Assessor's office. Return address and phone # provided on front top of application.