
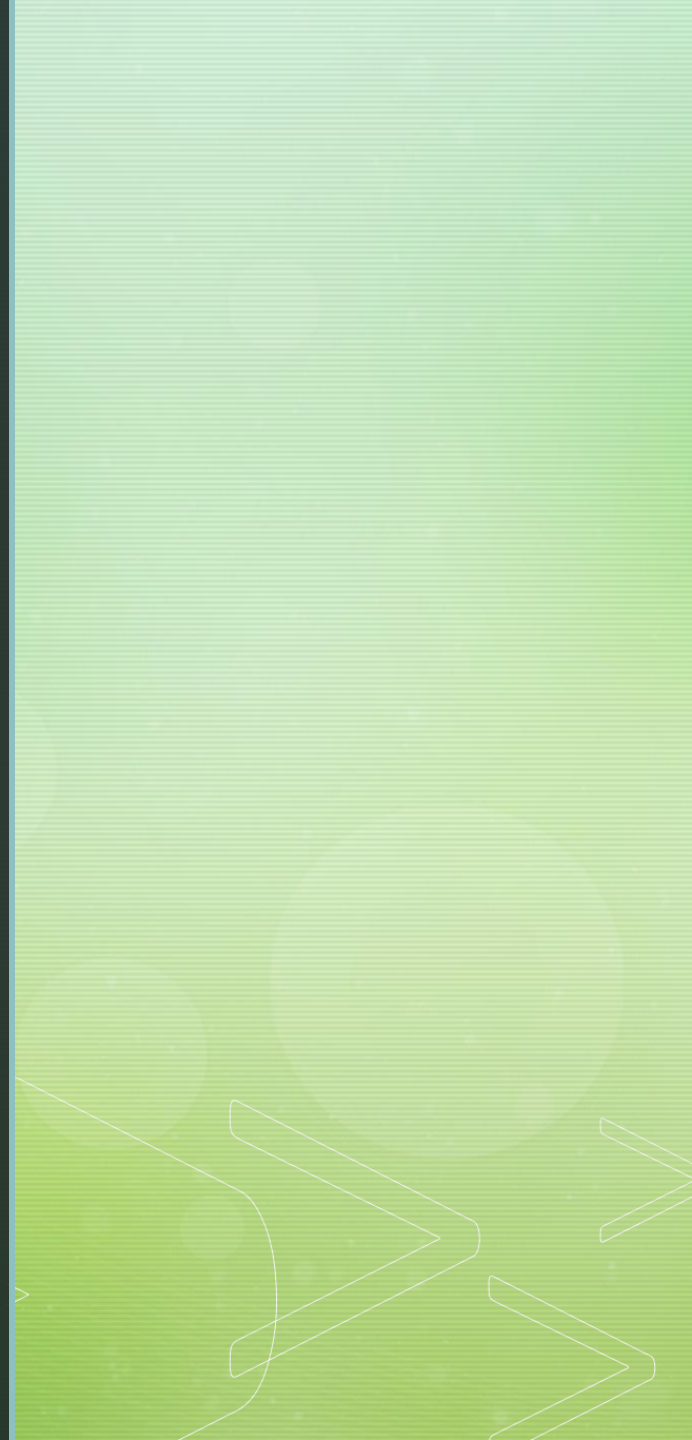


Leah F. Curtis, Policy Counsel

Ohio Farm Bureau Federation

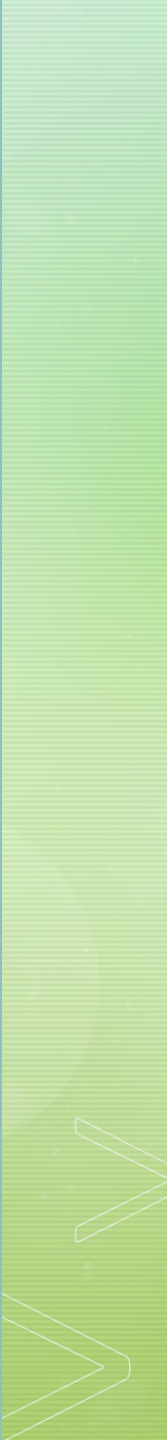


# Woodland Wednesday





# Agenda

- Overview of CAUV
  - Woodland values
  - Conservation Measures and Values
  - Overview of OFTL
  - Ag Districts
- 

# CAUV Overview

- Property tax program that values land for its agricultural use only, rather than its market value
- Must be a “commercial” agricultural use to qualify
- Must be 10 acres, or at least \$2500 of gross annual income from agriculture
- Must show three years of qualifying use prior to enrollment
- Can also qualify with federal conservation program
- Up to 25% of land can be in “private conservation use”
- 3 year recoupment penalty if you “convert” or leave the CAUV program



# What does this mean for woodlands?

- If you are managing your woodlands for commercial timber, and have done so for at least three years, you can apply for the CAUV program
  - “Management” usually means you have and are following a forest management plan created by a qualified forester.
- If you have other qualifying commercial agricultural uses of your property that are at least 10 acres or more, you can enroll your “non commercial” woodlands into CAUV as well.
  - This is meant for someone who may be pasturing cows or sheep and have woodlands attached to their pasture, or growing crops with some woodlands attached to their crop fields.



## How does CAUV figure out my value?


- CAUV uses a calculation based on the three main crops in the state, and the individual soil types on a piece of land.
- In order to make this appropriate for woodland, the tax department takes those cropland values and makes deductions for clearing, and drainage where appropriate.
- Woodland values are bounded by a minimum of \$230/acre
- Your taxes are a combination of your CAUV value multiplied by your local tax rate.

# CAUV Conservation Measures and Values

- Gives an opportunity for landowner to affect their property value based on their usage.
- Enrolled in federal conservation program=\$230/acre
- Private conservation measures to control erosion up to 25% of acreage = \$230/acre
- Must maintain that use for 3 years (36 months) or pay back difference
- Must provide maps and information to auditor to verify



# Ohio Forest Tax Law

- Ohio Forest Tax Law reduces your millage rate by half.
  - Mechanically, this is often shown a lot of ways - but at the end of the day, it typically cuts your taxes about in half.
  - Requirements: 10 acres of working forest, cooperation and planning with ODNR Forestry professionals, marking boundaries, compliance with plan
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## Differences between CAUV and OFTL

- CAUV
- 3 year waiting period
- Recoupment penalty if you leave the program
- Values your land on ag potential
- Administered by local auditor
- OFTL
- No waiting period
- No penalty if you leave OFTL
- Deducts your value in half
- Administered by ODNR  
Division of Forestry



# Ag Districts

- Program administered by auditor
- Same qualifications as CAUV
- Affords three main benefits:
  - Deferral of water, sewer, electric assessments to farmland
  - Nuisance lawsuit defense (also comes with your CAUV enrollment)
  - Special review of certain eminent domain procedures
- Term of 5 years, penalty for leaving during that term, no penalty if simply do not renew.