

NE Ohio CAUV Contacts & Details Summary (as of December 2024)

Geauga County

Jon Benton

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- Definition of forest land that qualifies
 - Land that's primary purpose is managing and harvesting of commercial species
 - Or
 - Woodland that is contiguous with at least 10 acres of qualifying crop/pasture land
- Is a FMP required?
 - If a parcel is smaller than 10 acres or the qualified farmland is less than 10 acres with at least 5 of it being woods, then for the woods to count for CAUV a FMP would be required.
 - The only case where we do not require an FMP for smaller parcels whether it is all woodland or multi use is when the woodland is for maple syrup production which falls under standard CAUV. In this case the income requirement and an inspection of the property is used when allowing them on the program
- Is there a waiting period to get into CAUV for woodlands?
 - If a parcel is all woodlands and has not been in CAUV we require 3 years with a management plan before they can apply for CAUV
- Do you inspect forested lands?
 - Currently we have been relying on the inspection from foresters that happens at five years under the plan, but recently there was a ODNR meeting with CAUV auditors about how to inspect for the management plans and I want to start making the inspections as part of the normal CAUV inspection process.

Ashtabula County

Heather Hall

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- Definition of forest land that qualifies
 - Non-commercial timber that may qualify for CAUV if it is in common ownership and is contiguous with at least 10 acres of qualifying CAUV land (crops or livestock).
 - Commercial Timber, managing your woods for a commercial purpose. Must have at least 10 acres or at least 5 acres with qualifying cropland or pasture.
- Is a FMP required?
 - We do require an FMP
 - Wooded properties over 10 acres under commercial timber with an FMP
 - Mixed parcels where there is less than 10 acres of a crop/pasture but they have 5 acres or more in woods. They get an FMP and the woods can qualify as commercial timber, and both the woods and the crop/pasture area can qualify.
- Is there a waiting period to get into CAUV for woodlands?

- we allow the owner to enter into the program on year one
- Do you inspect forested lands?
 - Self Cert Worksheet sent with CAUV renewal
 - If a landowner is not following their FMP then we will typically warn them that they need to complete their work by a set year. If not completed, we send a removal letter giving them time to respond before we remove the property. If they miss that deadline then they would need to file through the Board of Revision to be reinstated.

Trumbull County

Bernard "Bud" McDermott

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- Definition of forest land that qualifies
 - Wooded lands that are adjacent to existing tillable lands or parcels. Has to be in the same tax district
 - Must be 10 acres
- Is a FMP required?
 - must obtain a woodland management plan
- Is there a waiting period to get into CAUV for woodlands?
 - enter into OFTL thru ODNR first, for one year. After fulfilling a year, they can opt to switch over to CAUV.
- Do you inspect forested lands?
 - Does not have time or knowledge to inspect. The hope is that the forester would be checking up on it.
 - Does try to recoup on land that is mismanaged or butchered, hard to prove

Lake County

Zoran Zagrecki

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- Definition of forest land that qualifies
 - Land growing commercial tree species for use in manufacturing lumber/timber products
 - We do not allow properties on CAUV with less than 10 acres of woods. The only time that would happen is if the property already has satisfied the CAUV requirements in some other way and they need that acreage to satisfy the income requirements
- Is a FMP required?
 - Yes if in solely for timber
 - Must be written by licensed forester (not a thing in Ohio so not sure what they mean by licensed forester)
 - Says they fere them to the ODNR website for list
- Is there a waiting period to get into CAUV for woodlands?
 - Yes 3 years of management

- If they can prove that the property has been managed for at least 3 years prior to application then they do not need to have the FMP for the 3 prior years, just need one at time of application
- Do you inspect forested lands?
 - Yes they do regular field inspections
 - May ask for proof of income from land if there was a sale
 - Look for activity log and any receipts as proof of management
 - Must follow FMP or be kicked out of program
- Additional Notes/message they wanted provided to applicants
 - FMP does not guarantee entry in to the program because there has to be a commercial use and not just preservation unless it is under a federal contract

Portage County

Olivia Gape

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- Definition of forest land that qualifies
 - A CAUV Forested Property must have 10+ acres of wooded land to qualify strictly as a forested land.
 - If they have 10 acres of traditional ag land then woodland automatically qualifies for CAUV
 - If property has under 10 acres of traditional ag land and under 10 acres of forested land then they do not qualify
- Is a FMP required?
 - Yes if they do not also have 10+ acres of traditional crop land
- Is there a waiting period to get into CAUV for woodlands?
 - Must be in OFTL for 3 years prior
- Do you inspect forested lands?
 - Does an inspections of all CAUV land every three years, but are looking for a way to better inspect forested lands
 - If not being maintained or does not keep a FMP in place then they get kicked out
- Additional Notes/message they wanted provided to applicants
 - They have an application checklist to help guide applicants through the process

Mahoning County

Celeste Mayes (Pagan)

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- Definition of forest land that qualifies
 - Land containing 10 acres or more of woods.
 - If qualifying on only woodland, must be commercial woodland
- Is a FMP required?
 - Our practice is to request a Woodland Management Plan or verify that woodland is conforming to a self-management plan.

- Does not need plan if land is qualifying under adjacent cropland
- Is there a waiting period to get into CAUV for woodlands?
 - Same 3 year wait prior to application as cropland, etc. (must have plan for these 3 years)
 - Does not have to be in OFTL prior
- Do you inspect forested lands?
 - Attempts are made for verification by inspections made by our Counties Soil and Water Department Inspector.
 - If properties are questionable, a request for proof is made.
 - If properties are not compliant, they are removed from CAUV.
- Additional Notes/message they wanted provided to applicants
 - We emphasize to property owners that receiving the CAUV discount on Real Property valuations under Woodland is still commercial agricultural.
 - So consider this plan carefully, because if you are removed from the program, a three year recoupment can be a hefty fee to pay back.

Stark County

Annie Miller

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- Definition of forest land that qualifies
 - wooded acreage that has 100+ stands of trees to the acre. We utilize the maps within the forest management plans to determine the qualified areas. (Believe they meant 100+ stems but did not confirm this)
 - Mixed use is possible if
 - Minimum 5 woodland & 5 traditional farm land
 - Proof of qualifying income on traditional farmland
 - FMP required for woodland portion
- Is a FMP required?
 - Yes
- Is there a waiting period to get into CAUV for woodlands?
 - Yes 3 years with a FMP
 - Advise property owners to go into OFTL, but not required
- Do you inspect forested lands?
 - No but looking into options for the future due to increase in commercial timber enrollment

No responses from auditors staff from the following counties:

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Lorain

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Cuyahoga

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