

Green Acres

"Green Acres" is a tax deferral program for certain agricultural property, according to Minnesota Statute [273.111](#).

How do I qualify?

If you own agricultural property and if that property is devoted to the 'production for sale of agricultural products', you may be eligible for the "Green Acres" Program. Non-productive acres, such as woods, waste, sloughs, are not eligible for Green Acres.

The requirements are:

- The property must be at least ten acres in size.
- The property must be homestead, farmed in conjunction with the homestead property; or the property must have been in the applicant's family for at least seven years.
- "Green Acre" applications are made to, and approved by, the County Assessor. Proper documentation to verify agricultural use may be requested, along with the application. Call the Assessor for the application form.

How does "Green Acres" work?

The Assessor determines two values on "Green Acres" property:

1. The 'actual market value' based on sales of similar property.
2. The 'agricultural value' based on sales of agricultural property in non-metropolitan counties from the southern border of Dakota County to the Iowa border.

Taxes are calculated on both market values, but paid on the lower, agricultural value, each year.

The difference between the tax calculated on agricultural market value and the actual market value is deferred until the property is sold or no longer qualifies for the program.

When the property is sold, or no longer qualifies, the deferred tax may be due for three years, on the part sold or no longer qualifying. The deferred tax on non-productive acres on the parcel will be due for seven years.

What about Special, Local Assessments?

Special Local Assessments are deferred while the property qualifies for "Green Acres", however, when the property sells all deferred special assessments are due.

What else should I know about "Green Acres"?

The 2009 MN State Legislature is currently considering changes to the Green Acre law. [Check with the Assessor's Office](#) for the most current information.

Please call the Scott County Assessor's Office for an application. (952) 496-8150. The deadline each year to apply is May 1.

(All reference material provided from Dakota County's web site.)