

What happens when land is withdrawn from FAA?

When land becomes ineligible for farmland assessment (such as when it is developed or goes into non-use), the owner becomes subject to what is known as a rollback tax. The rollback tax is the difference between the taxes paid while on greenbelt and the taxes which would have been paid had the property been assessed at market value. In determining the amount of rollback tax due, a maximum of five years preceding the change in use will be used. The tax rate for each of the years in question will be applied to determine the tax amount.

Annual Valuation Changes

Each year the Utah State Tax Commission selects new values to be applied to qualifying parcels of land under the Farmland Assessment Act (FAA). The FAA values do not reflect real estate market values, but instead only the value the land has for agricultural production.

The Tax Commission receives recommendations for FAA values from a committee with broad expertise and representation.

The committee relies on research currently provided by the Applied Economics Department of Utah State University. A new report is furnished annually to the committee, along with a thorough presentation of current and past agricultural economic conditions. In order to lessen the impact of sometimes drastic economic changes from year to year, a five-year rolling average is used for expenses, prices, and crop yields.

Land Classification Schedule

Wayne County Taxable Value

Per Acre by Classification

Type of Land	2018 Values	2019 Values
I IRRIGATED	\$0	\$0
II IRRIGATED	\$0	\$0
III IRRIGATED	\$313	\$281
IV IRRIGATED	\$220	\$198
I ORCHARD	\$620	\$586
II ORCHARD	\$620	\$586
III ORCHARD	\$620	\$586
IV ORCHARD	\$620	\$586
IV MEADOW	\$164	\$147
III DRY	\$0	\$0
IV DRY	\$0	\$0
I GRAZE	\$84	\$75
II GRAZE	\$27	\$24
III GRAZE	\$17	\$15
IV GRAZE	\$5	\$5
NON-PRODUCTIVE	\$5	\$5

Note: Zeros indicate that no agricultural land of that classification exists in the county.

The table above represents agricultural use-value per acre in Wayne County for the various classes of agricultural property.

The Utah Farmland Assessment Act

Wayne County

The Utah Farmland Assessment Act (FAA, also called the Greenbelt Act) allows qualifying agricultural property to be assessed and taxed based upon its productive capability instead of the prevailing market value. This unique method of assessment is vital to agriculture operations in close proximity to expanding urban areas, where taxing agricultural property at market value could make farming operations economically prohibitive.

How is productive value determined?

Productive values are established by the Utah State Tax Commission with the assistance of a five-member Farmland Assessment Advisory Committee and Utah State University. Productive values apply statewide and are based upon income and expense factors associated with agriculture activities. These factors are expressed in terms of value per acre for specific land classifications.

How is land classified?

Land is classified according to its capability of producing crops or forage. Capability is dependent upon soil type, topography, and availability of irrigation water, growing season, and other factors. The County Assessor classifies all agricultural land in the county based on Natural Resource Conservation Service Soil Surveys and guidelines provided by the Tax Commission. The general classifications of agricultural land are irrigated, dryland, grazing land, orchard and meadow. If you disagree with