

Present Use Value Assessment

The North Carolina General Assembly enacted legislation effective on January 1st, 1974 to allow county tax offices to consider the usable value of a property rather than the market value to determine the assessed value for taxation. This legislation is known as “Present Use Value” (PUV) and was intended to relieve farmers from the burden of increasing taxes due to continually appreciating land values. Significant changes have been made over the years that have broadened the scope of the original legislation.

Who Qualifies?

Most individuals meeting the minimum requirements will qualify for PUV. Also, some business entities or trusts may qualify as long as the members are family related and the primary function of the business entity or trust is the same as the PUV program for which the application is made.

What Land Qualifies?

The following types of land operation are part of the PUV program. The basic requirements of each are listed below:

Agriculture/Aquaculture

- A minimum of ten acres in the production of crops or livestock for commercial sale or five acres in production of aquatic species or have at least 20,000 lbs of aquatic product for commercial sale
- An average gross income of \$1000 from the preceding three year period must be shown from the sale of the products produced from the land
- If you have more than one farmed tract, only one of the tracts (parent tract) is subject to the minimum size and income requirements

Horticulture

- A minimum of five acres in the production of fruits, vegetables, nursery or floral products for commercial sale
- An average gross income of \$1000 from the preceding three year period must be shown from the sale of the products produced from the land
- Christmas tree farms are part of the horticultural classification and must have five acres in production for commercial sale. However, the gross income requirement is applied at harvest with a rate of \$1500 per acre for our designated Major Land Resource Area (MLRA)
- If you have more than one horticultural tract, only one of the tracts (parent tract) is subject to the minimum size and income requirements with the exception of Christmas tree farms

Forestry

- A minimum of twenty acres in the production of forest products for commercial sale

- The forest land must have a written forest management plan from the NC Division of Forest Resources or a private forester and a copy of the plan on file with the Tax Administrator's Office
- If you have more than one forestry tract, only one of the tracts (parent tract) is subject to the size requirements. No yearly income requirement for forest land since income is produced only when timber is harvested for sale

Wildlife

- Land that is at least a minimum of twenty acres but no more than one hundred acres
- Must protect an animal species that lives on the land and is on the NC protected animal list or conserve a priority wildlife habitat
- Must have a written wildlife habitat conservation plan from the NC Wildlife Resources Commission and a copy of the plan on file with the Tax Administrator's Office

Other Requirements and Information

- All tracts of land on an application for PUV must be under the exact same ownership
- Must be in active production and under sound management
- Must be in the same county or within fifty miles of the parent tract if located in a different county
- A tract is defined as one or more contiguous parcels of land that meets all the ownership, size, income and sound management requirements

Please contact our office at 704-986-3630 for questions concerning this program. You may pick up a Present Use Value Assessment application at the Stanly County Tax Administrator's office.