

IMPORTANT INFORMATION REGARDING PRESENT USE VALUE (FARM USE)

BEFORE YOU BUY, SELL, OR TRANSFER OWNERSHIP OF REAL PROPERTY THAT IS ENROLLED IN THE FARM USE PROGRAM, PLEASE READ CAREFULLY:

Loss of eligibility will cause deferred taxes to become payable. Property will lose its eligibility if any of the following occur:

- Use of the property changes to a non-qualifying use, or;
- Property fails to meet size or income requirement, or;
- Property is not under a program of sound management, or;
- Property is sold, transferred, or otherwise conveyed to anyone who does not continue a qualifying use, or;
- The new owner does not file a new application within 60 days of transfer (deed recording date), or;
- Failure to provide audit information within 60 days of written request.

Any change in ownership requires that a new application, in the name of the new owner(s), be filed with the county assessor within 60 days of the recording date. Even if the property is transferred to a relative, a new application must be filed within 60 days to continue deferral. Failure to do so will result in loss of eligibility. Deferred taxes, together with interest, become payable immediately.

Property may continue to qualify in the hands of a new, *non-related* owner, if application and a signed "Acceptance of Liability for Deferred Taxes" are filed within 60 days of transfer, and all other qualifications are met.

Property may continue to qualify in the hands of a new *related* owner if application is filed within 60 days of transfer and all other qualifications are met. "Acceptance of Liability for Deferred Taxes" is not required for a relative, as defined by NCGS 105-277.2.

This information is provided as a general guideline and may not address every possible situation. You are advised to consult the assessor's office prior to conveyance or division of any land enrolled in the Present Use Value Program. Program eligibility may be affected.

Office of County Assessor
311 E. Marion St.
Shelby, NC

(704) 484-4946 or (704) 476-3038