

Qualified Agricultural Policy

Wright Township

Statutory Authority

MCL 211.7ee provides for an exemption from certain local school operating taxes, typically up to 18 mills, for parcels that meet the qualified agricultural property definition.

Definition

Qualified agricultural property means unoccupied property and related buildings classified as agricultural, or other unoccupied property and related buildings located on that property devoted primarily to agricultural use as defined in section 36101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.36101.

Qualification:

A parcel is qualified agricultural property through one of two ways:

1. Classifications of the parcel as agricultural on the current assessment roll
2. Devotion of more than 50% of the acreage of the parcel to agricultural use

Procedure for Granting a Qualified Agricultural Exemption

1. The assessor will audit all parcels receiving a qualified agricultural exemption on an annual basis.
2. All parcels currently receiving a qualified agricultural exemption will continue to benefit from said exemption for as long as the parcel continues to meet the minimum requirements of the exemption.
3. All parcels classed as agricultural which begin farming practices prior to May 1st will be granted the qualified agricultural exemption automatically.
 - a.) The assessor will take crop rotation cycles and crops that have a later plant date into account.
4. Parcels with a class other than agricultural which devote 50% or more of the parcels total acreage to farming practices AND already receive a qualified agricultural exemption will continue to benefit from said exemption until such time as the parcel no longer meets the minimum requirements of said exemption.

Application for a Qualified Agricultural Exemption

1. Applications for the qualified agricultural exemption must be submitted to the assessor's office by May 1st.
2. Parcels with a class other than agricultural may apply for a qualified agricultural exemption by filing Form 2599 with the assessor prior to May 1st.
3. The assessor will review all qualified agricultural exemption applications.
4. If the assessor determines the parcel meets the minimum qualifications for the exemption the exemption will be granted for the current year and all subsequent years that the parcel continues to meet the minimum qualifications.
5. If the application is denied the applicant will be notified by mail in writing. A denial by the assessor will include an explanation for the denial and an explanation of appeal rights.

Denial of a Qualified Agricultural Exemption

1. The assessor will issue a denial on any parcel that no longer meets the minimum requirements of the qualified agricultural exemption in the current year.
- 2.. When a denial is issued the assessor will notify the property owner in writing by mail. The denial will include an explanation for the denial and an explanation of appeal rights.

Partial Exemptions

1. Partial exemptions are granted in situations where the property is classed as agricultural, but some portion of the property serves a use other than agricultural.
2. "other use" includes but is not limited to:
 - a) Commercial store front
 - b) Commercial Storage
 - c) Marketing operations

3. The partial exemption amount is determined by dividing the State Equalized Value (SEV) of the improvement by the total SEV of the parcel then subtracted from 100%.

Recissions and Withdrawals

1. Not more than 90 days after a parcel is no longer qualified agricultural the owner shall notify the assessor by filing Form 2743.
2. Buyers of qualified agricultural property who intend to convert said property to a use other than agricultural must file Form 3677 with the assessor no later than within 120 days prior to purchase.
3. Property owners may request in writing the withdrawal of an erroneously applied qualified agricultural exemption. Upon receipt of said request the assessor will remove the exemption as though the exemption had not been granted. The owner will then be issued corrected bills for the years in which the exemption was erroneously applied.