

**KINGS COUNTY
STATE OF CALIFORNIA**

**2010
APPLICATION FOR
NOTICE OF NON-RENEWAL OR PARTIAL NON-RENEWAL OF
LAND CONSERVATION CONTRACT**

1. Notice of Non-renewal - In order to terminate the yearly renewal of the contract, a written notice of non-renewal may be served either by the property owner or the Board of Supervisors. If served by the property owner, this notice must be filed with the Community Development Agency by February 22, 2011 if it is to take effect by the renewal date of January 1, 2011. The contract then does not renew itself and begins to phase out of the Agricultural Preserve Program over a ten year period with the application year considered the first year. The property owner should be aware that the tax assessment of their property will gradually be increased over the next ten years with the property taxes increasing back to an amount equal with what would normally be assessed if the property had not been placed in Agriculture Preserve. Our Agency does not determine this assessed value, and applicants are encouraged to contact the Kings County Assessor's Office ((559) 582-3211 ext. 2486) for more details on the potential property tax changes. (**Example:** WLM non-renewal is filed 2/22/2011 would expire 1/1/2020)

General Information:

The following table lists the general requirements for filing a Notice of Non-renewal under the County's Agricultural Preserve Program for Williamson Act (10 Year) or Farmland Security Zone (20 Year) Contracts in Kings County and is intended for use as a guide for preparing the notice.

Procedure:

After filing a "complete" application with the Community Development Agency on or before **February 22, 2011 deadline**, the matter is scheduled for the Board of Supervisors under CONSENT. No public hearing is required. Once the Board has approved the notice, a copy of the notice will be mailed to the property owner(s) for the signature and must include signatures of all legal property owners. If the ownership is under Trust, the authorized "Trustee" must be identified for signature. If the ownership is a Corporation or other company type ownership, the authorized representative must be identified for signature.. **This notice must be signed, notarized and returned to the Community Development Agency for our Agency to complete the recording.** The assessor is automatically notified of any recorded non-renewal of either Williamson Act or Farmland Security Zone Contracts. Please note that a "Notary Statement" must also be attached to verify property owner signatures, and needs to be prepared in accordance with current State Laws. These statements have been rejected in the past by the County Recorders Office for even minor omissions like not having a Notary's title added in their statement.

APPLICATION DEADLINE:

On or before **February 22, 2011**. Applications received after this date will be considered a 2011 application.

APPLICATION REQUIREMENTS:

A complete Non-Renewal Application Form must include all relevant Assessor Parcel Numbers, Acreage, ownership and contact information for the non-renewal property. The application must also be signed by the property owner or authorized agent. In addition, a **Legal Description Exhibit** must be prepared and attached for inclusion with the final Non-Renewal document. Photo copies or handwritten legals will not be accepted. It is strongly recommended that this legal description be prepared by a Title Company, Licensed Surveyor or Civil Engineer to ensure accuracy of the property description. Non-renewal applications are accepted all year but must be received before 5 p.m. on February 22, 2011 in order to qualify for the 2011 year's assessment and receive credit for the 2010 year as the first year of the ten year contract phase out.

REQUIRED APPLICATION DOCUMENTS:

- (a) Assessor's Parcel Number
- (b) Copy of the most current Grant Deed.
- (c) Legal Description of the property proposed for non-renewal prepared as an Exhibit for recording.
- (c) Signatures of all property owners on page 5 of this application.
- (d) Phone number and address of the primary contact person.

DOCUMENT RETURN DEADLINE:

Properly signed and notarized Notice's must be returned by the property owner(s) to the Kings County Community Development Agency to ensure proper recording.

APPLICATION FEES:

Non-renewal:	\$ 90.00
Partial Non-Renewal:	\$120.00
Recording Fee:	\$ 10.00 first page
	\$ 3.00 per next pages

Note: Many of the Ag Preserve Contracts have multiple parcels in one contract. A partial non-renewal is used when a land owner wishes to file a notice of non-renewal on only one or more of the parcels in a multiple parcel contract. We recommend that you contact our office to verify whether your intended parcels represent an entire contract or only a portion of one.

STATE OF CALIFORNIA

APPLICATION FOR NOTICE OF NON-RENEWAL OF WILLIAMSON ACT CONTRACT

For Office Use Only	
Date: _____	Preserve No.: _____ Yr. _____
Receipt No.: _____	Contract No.: _____
Received by: _____	Total Acres: _____
Partial Non-Renewal: []	
Non-Renewal: []	

To The Kings County Community Development Agency:

It is hereby requested that the Community Development Agency process this application for Notice of Non-renewal (Partial Non-renewal) for parcel(s) listed below which are in Agricultural Preserve pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200 et seq.)

SECTION I - Property Description

Assessors' Parcel No.	No. of Acres	*REQUIRED Contact Information: Name of Owner ~ Mailing Address ~ Phone
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____

SECTION II - DECLARATION OF OWNERSHIP

I (We) hereby certify (or declare) under penalty of perjury that I am (we are) the owner(s) or authorized agent(s) of the property identified herein and that this application, to the best of my (our) knowledge and belief, is true and correct.

Signed	Date	City and State
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

If the title to the property is other than a single, joint or multiple ownership, please use the following space to state precisely in what manner the title to the property is recorded (i.e., partnership, corporation, trust, estate, etc.)

1. Name of corporation trust etc. _____

2. Name and title of person authorized to execute this application for the above named organization. _____

EXHIBIT "A"

NON-RENEWAL OF LAND CONSERVATION CONTRACT No. _____

1. APN _____, described as:

COUNTY OF KINGS
STATE OF CALIFORNIA

APPLICATION FOR NOTICE OF NON-RENEWAL OF FARMLAND SECURITY ZONE CONTRACT

For Office Use Only	
Date: _____	FSZ Zone No.: _____ Yr. _____
Receipt No.: _____	FSZ Contract No.: _____
Received by: _____	Total Acres: _____
Partial Non-Renewal: []	
Non-Renewal: []	

To The Kings County Community Development Agency:

It is hereby requested that the Community Development Agency process this application for Notice of Non-renewal (Partial Non-renewal) for parcels listed below which are in Farmland Security Zone, Agricultural Preserve pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200 et seq.)

SECTION I - Property Description

Assessors' Parcel No.	No. of Acres	*REQUIRED Contact Information:		
		Name of Owner	Mailing Address	Phone
1. _____	_____	_____		
2. _____	_____	_____		
3. _____	_____	_____		
4. _____	_____	_____		
5. _____	_____	_____		
6. _____	_____	_____		

SECTION II - DECLARATION OF OWNERSHIP

I (We) hereby certify (or declare) under penalty of perjury that I am (we are) the owner(s) or authorized agent(s) of the property identified herein and that this application, to the best of my (our) knowledge and belief, is true and correct.

Signed	Date	City and State
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

If the title to the property is other than a single, joint or multiple ownership, please use the following space to state precisely in what manner the title to the property is recorded (i.e., partnership, corporation, trust, estate, etc.)

1. Name of corporation trust etc. _____

2. Name and title of person authorized to execute this application for the above named organization. _____

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NON-RENEWAL OF FARMLAND SECURITY ZONE CONTRACT No. _____

1. APN _____, described as: