

Five Acres or Less Agricultural Valuation
Parcel #: _____
Acreage: _____
Date: _____
Assessment Year: _____

IMPORTANT NOTICE – PLEASE READ

Idaho Code 63-604 requires property that is five (5) or less contiguous acres to provide supporting evidence, proof of income, and apply annually to receive a valuation based on agricultural use for property tax purposes.

For your application to be processed, the application for the agricultural classification must be submitted no later than April 15th each year. If your application is not received by April 15th, it will be presumed that the land does not meet the qualifications for an agriculture classification and the current market value will be used to value your property.

In determining eligibility, based on I.C. 63-604, for Agricultural Classification for parcels five (5) or less contiguous acres, the land must meet the following qualifications:

- 1. Has the land been actively devoted to agriculture during the last three years and;**
- 2. Has the land agriculturally produced a gross revenue of at least \$1,000 or 15% of the owner or lessee's annual gross income in the preceding year?**
- 3. Has the owner filled out an IRS Schedule F (Form 1040) showing income to the land annually or have any documentation proving income and supporting evidence of a bona fide agriculture endeavor? (*Receipts must be submitted to the county annually. Cancelled checks without proper documentation will not be accepted*)**

***Land utilized for the grazing of animals kept primarily for personal use or pleasure rather than as part of a bona fide profit-making enterprise SHALL NOT be considered land which is actively devoted to agriculture.**

NOTE: For meeting the minimum income qualification, when income is received from the sale of livestock, only the gross income from the livestock sale may be included.

For compliance with the above law, please see the attached copy of I.C. 63-604. **Please complete the form on the back of this letter and return it, with attached documentation, to our office no later than April 15, 2026.** If you have any questions, please call our office at 208-414-2000 option #4 and we will be happy to assist you.

ANNUAL AGRICULTURE ELIGIBILITY DETERMINATION FORM FIVE ACRES OR LESS

COUNTY: _____

QUALIFYING YEAR: _____

PARCEL #: _____

ACREAGE: _____

FOR OFFICE USE ONLY

Action Taken by the County:

- Approved
- Denied
- Additional Info required

Date: _____ Reviewer: _____

Comments:

1. Has all the acreage (other than the building site, if applicable) been actively devoted to agriculture during the past three (3) years? Check which applies.

- Yes, Please Proceed to the next Question.
- No, land will not qualify and will continue to be appraised at Market Value until the requirement is met.

2. For the immediately preceding year, check all that apply.

- A - Agriculturally produced fifteen percent (15%) or more of the owner's or lessees' annual gross income. *
- B - Agriculturally produced gross revenue of one thousand dollars (\$1,000) or more. **
- Leased by the owner to a bona fide lessee for agricultural use. ***
- Used for agriculture, but did not meet requirements outlined by A or B above.
- Not used for agriculture.

** Proof of 15% of total annual gross agriculture income of the owners/lessee's gross income from crops or livestock must be submitted annually.*

*** Proof of \$1,000 gross agriculture income from crops or livestock must be submitted annually.*

**** To verify that a lease has been entered, the property owner must submit proof of a bona fide lease. This verification would include, but is not limited to, a copy of the signed lease agreement.*

3. Is irrigation available to this parcel? Check which applies.

- Yes
- No

If yes, what is the irrigation method? (Ex. Flood, Pressure flood, pivot, wheel line, etc.)

CERTIFICATION: *I certify that, to the best of my knowledge and belief, the information that I have provided is true, correct, and complete.*

Signature of Claimant or Agent

Date

Phone Number

Print name

TITLE 63
REVENUE AND TAXATION
CHAPTER 6
EXEMPTIONS FROM TAXATION

63-604. LAND ACTIVELY DEVOTED TO AGRICULTURE DEFINED. (1) For property tax purposes, land actively devoted to agriculture shall be eligible for appraisal, assessment, and taxation as agricultural property each year it meets one (1) or more of the following qualifications:

(a) The total area of such land, including the homesite, is more than five (5) contiguous acres, and is actively devoted to agriculture, which means:

(i) It is used to produce field crops including, but not limited to, grains, feed crops, fruits and vegetables; or

(ii) It is used to produce nursery stock as defined in section [22-2302\(11\)](#), Idaho Code; or

(iii) It is used by the owner for the grazing of livestock to be sold as part of a for-profit enterprise or is leased by the owner to a bona fide lessee for grazing purposes; or

(iv) It is in a cropland retirement or rotation program.

(b) The area of such land is five (5) contiguous acres or less and such land has been actively devoted to agriculture within the meaning of subsection (1)(a) of this section during the last three (3) growing seasons; and

(i) It agriculturally produces for sale or home consumption the equivalent of fifteen percent (15%) or more of the owner's or lessee's annual gross income; or

(ii) It agriculturally produced gross revenues in the immediately preceding year of one thousand dollars (\$1,000) or more. When the area of land is five (5) contiguous acres or less, such land shall be presumed to be nonagricultural land until it is established that the requirements of this subsection have been met.

(2) Land that is contiguous to land qualifying under subsection (1) of this section shall also be appraised, assessed, and taxed as land actively devoted to agriculture if the land:

(a) Consists of pivot corners for a center pivot-irrigated crop, provided such pivot corners are not used for a commercial or residential purpose; or

(b) Is used primarily to store agricultural commodities or agricultural equipment, or both.

(3) Land shall not be classified or valued as agricultural land which is part of a platted subdivision with stated restrictions prohibiting its use for agricultural purposes, whether within or without a city.

(4) Land utilized for the grazing of a horse or other animals kept primarily for personal use or pleasure rather than as part of a bona fide for-profit enterprise shall not be considered to be land actively devoted to agriculture.

(8) As used in this section:

(a) "Contiguous" means being in actual contact or touching along a boundary or at a point, except no area of land shall be considered not contiguous solely by reason of a roadway or other right-of-way.

(b) "For-profit" means the enterprise will, over some period of time, make or attempt to make a return of income exceeding expenses.

(c) "Platting" means the filing of the drawing, map or plan of a subdivision or a re-platting of such, including certification, descriptions and approvals with the proper county or city official.