

RECOMMENDATIONS

We recommend contacting our staff before acquiring, selling, or making ownership or acreage changes to a property currently in PUV due to the complexity of the program. Doing something as simple as deeding a portion of the property to children could result in disqualification, therefore triggering deferred taxes due.

Any questions please contact:

Katie Self
704-810-5844
Gaston Co Administration Building
128 W Main Ave
2nd Floor, Room #230



GASTON COUNTY TAX OFFICE

PO BOX 1578
128 W MAIN AVENUE
GASTONIA, NC 28053
704 - 810 - 5844

katie.self@gastongov.com

Present-Use Value Assessment Program



Gaston County Tax Office

PROGRAM INFORMATION

Phone: 704-810-5844

What is PUV?

Present-Use Value (PUV) is designed to allow operating farms and forestry properties to operate without the full burden of property taxes. Instead of qualifying properties being taxed upon the fair market value, the land will be taxed at a reduced rate. **The most important factor for a property owner to understand when applying for this program is that the difference between market value and the use value is the deferred tax value.**

This program is a significant benefit to farming and forestry operations as long as the property is properly managed, continues to be a commercial operation, and continues to meet the requirements to remain qualified for Present-Use Value.

This brochure is designed to provide the basic information that may be helpful going forward, however it does not cover all aspects of the program.

CLASSIFICATIONS:

- **Agriculture**
- **Horticulture**
- **Forestry**

APPLICATION

For a property to be considered for Present-Use Value, an application must be filed during the listing period, which is the month of January for the year in which the program is being requested. If the property is purchased that is currently in the program, a new application must be filed within 60 days of transfer.

PERIODIC REVIEW

North Carolina General Statutes require periodic audits to verify parcels qualifying for Present-Use classification. During this process, our office may request information pertaining to production requirements, income requirements, or any information useful to determine eligibility.

DEFERRED TAXES

The difference between the Present-Use Value and market value is defined as "Deferred Taxes." At the time of a disqualifying event, these deferred taxes will become due and payable with interest for the most current year and preceding three years, and will become a lien on the real property.

OWNERSHIP REQUIREMENT

Generally, individual owners, trusts, and certain farm-related business entities can qualify for Present-Use Value program. All classifications must meet the requirements, and unless the property will continue the Present-Use program from a previous owner, there is a four (4) year ownership requirement that must be met.

AGRICULTURE

Land that is part of a farm unit that is actively engaged in the commercial production or growing of crops, plants, or animals under a sound management program.

REQUIREMENTS

- Minimum of 10 acres in actual production
- Produce \$1,000 gross average income for three (3) years prior to application date
- Ownership Requirement



FORESTRY

Land that is part of a forest unit that is actively engaged in the commercial growing of trees under a sound management plan.

REQUIREMENTS

- Minimum 20 acres in actual production
- Written forestry management plan created by a registered forester or qualified individual
- Ownership Requirement

HORTICULTURE

Land that is part of a horticultural unit that is actively engaged in the commercial production or growing of fruits, vegetables, nursery, or floral products under a sound management program.

REQUIREMENTS

- Minimum of 5 acres in actual production
- Produce \$1,000 gross average income for three (3) years prior to application date
- Ownership Requirement

