

MAINE STATE LEGISLATURE

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AGRICULTURE, CONSERVATION AND FORESTRY

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**STATE OF MAINE
SENATE
125TH LEGISLATURE
SECOND REGULAR SESSION**

COMMITTEE AMENDMENT “**A**” to S.P. 548, L.D. 1649, Bill, “An Act To Authorize the Registration of Farmland in 2012 and 2013”

Amend the bill by striking out the title and substituting the following:

'An Act To Authorize the Registration of Farmland'

Amend the bill by striking out everything after the title and before the summary and inserting the following:

'Mandate preamble. This measure requires one or more local units of government to expand or modify activities so as to necessitate additional expenditures from local revenues but does not provide funding for at least 90% of those expenditures. Pursuant to the Constitution of Maine, Article IX, Section 21, 2/3 of all of the members elected to each House have determined it necessary to enact this measure.

Emergency preamble. Whereas, acts and resolves of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

Whereas, maintaining agricultural production capacity is vital to rural economies; and

Whereas, conflict may arise from siting nonfarm development adjacent to farmland; and

Whereas, this legislation will reduce potential conflict by alerting buyers when they are purchasing property abutting farmland; and

Whereas, in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health and safety; now, therefore,

Be it enacted by the People of the State of Maine as follows:

COMMITTEE AMENDMENT

1 **Sec. 1. 7 MRSA §52, sub-§1**, as enacted by PL 1989, c. 478, §1, is amended to
2 read:

3 **1. Abutting land.** "Abutting land" means real estate ~~which~~ that shares a common
4 boundary, or portion of a boundary, with land that is held in common ownership with
5 land registered or being considered for registration under this chapter when the abutting
6 real estate is within ~~100~~ 50 feet of the land registered or being considered for registration.
7 Abutting land includes, but is not limited to, land separated by a road and within ~~100~~ 50
8 feet of land that is held in common ownership with land registered or being considered
9 for registration under this chapter.

10 **Sec. 2. 7 MRSA §52, sub-§3-A**, as enacted by PL 2007, c. 649, §2, is amended to
11 read:

12 **3-A. Farm product.** "Farm product" means those plants and animals useful to
13 humans and includes, but is not limited to, forages and sod crops, grains and food crops,
14 dairy products, poultry and poultry products, bees, livestock and livestock products and
15 fruits, berries, vegetables, flowers, seeds, grasses, Christmas trees and other similar
16 products.

17 **Sec. 3. 7 MRSA §52, sub-§4**, as enacted by PL 1989, c. 478, §1, is amended to
18 read:

19 **4. Farmland.** "Farmland" means any tract or tracts of land used for commercial
20 farming:

21 A. That consists of 5 or more contiguous acres;

22 B. That has produced a gross ~~income averaging no less than \$300 per acre for 3 or~~
23 ~~more of the previous 6 calendar years~~ annual farming income of at least \$2,000 per
24 year from the sales value of farm products in one of the 2, or 3 of the 5, calendar
25 years preceding the date of application for registration under this chapter; and

26 C. ~~Where use of agricultural chemicals has occurred; and~~

27 D. That ~~includes only the~~ is land on which ~~the crop~~ a farm product is produced.

28 "Farmland" does not include land used for woodlots, ~~Christmas tree production~~, homes,
29 farm buildings, roads, ~~pastures~~, lawns or any area covered with noncrop vegetation that
30 borders abutting land.

31 **Sec. 4. 7 MRSA §52, sub-§6** is enacted to read:

32 **6. Incompatible use.** "Incompatible use" means the development or use of abutting
33 land for a well, drinking water spring or water supply intake point when that use is
34 initiated on abutting land that is within 50 feet of farmland after that farmland has been
35 registered under this chapter.

36 **Sec. 5. 7 MRSA §53-A**, as enacted by PL 1989, c. 478, §1, is amended to read:

37 **§53-A. Eligibility**

38 Any owner who intends to register land as farmland pursuant to section 53-B shall:

1 **1. Application.** Submit an application for review by the soil and water conservation
2 district in which the land is located in accordance with the provisions of Title 12, section
3 6-A. ~~Owners of land must apply for review by March 1st of the year in which~~
4 ~~registration is desired.~~ The owner shall use an application provided by the department;
5 and

6 **2. Notice of intent.** Give notice of intent to register to all abutting landowners, as
7 indicated on municipal or state tax records, ~~by May 15th of the year in which registration~~
8 ~~is desired~~ a minimum of 15 days prior to submitting registration materials under section
9 53-B or 53-I. Abutters ~~shall~~ must be notified on a form provided by the department; ~~and.~~

10 ~~**3. Farm and Open Space Tax Law.** Only register land classified as farmland under~~
11 ~~the Farm and Open Space Tax Law, Title 36, chapter 105, subchapter X.~~

12 **Sec. 6. 7 MRSA §53-B,** as enacted by PL 1989, c. 478, §1, is amended to read:

13 **§53-B. Registration in 1990 and 1991**

14 An owner of land may register any designated portion of that land ~~which~~ that
15 qualifies as farmland under this chapter as follows.

16 **1. Registration dates.** Registration ~~shall~~ must occur between June 1st and June 15th
17 of 1990 or 1991.

18 **2. Place of registration.** Registration ~~shall~~ must occur in the office of the
19 municipality in which the land is located. In the event there is no official municipal
20 office, the registration ~~shall~~ must take place with the town assessor. In the event the
21 farmland is located in the unorganized territory, the registration ~~shall~~ must take place in
22 the office of the county in which the land is located.

23 **3. Effective date.** A registration ~~shall take~~ takes effect 15 days after receipt of
24 notice by the municipality and abutting owners. If review proceedings are initiated under
25 section 54, the registration is effective when upheld by the municipality.

26 **4. Duration.** A registration made under this chapter ~~remains effective until~~ within
27 the time frame provided under subsection 1 that has not been withdrawn in accordance
28 with section 53-E remains in effect until April 1, 2013. To maintain registration under
29 this chapter after April 1, 2013, a landowner must initially renew registration of the
30 farmland in accordance with subsection 6 and every 5 years thereafter in accordance with
31 section 53-I, subsection 4.

32 **5. Registry of deeds.** A copy of the municipal or county registration and any
33 withdrawal bearing the certification of a notary public that the copy is a true and accurate
34 copy ~~shall~~ must be recorded in the registry of deeds of the county in which the registered
35 farmland or any abutting property is located, and ~~shall~~ must be indexed in the Grantor
36 index under the entry "Farmland" and filed under "F."

37 **6. Renewal.** To renew a registration of farmland that was registered within the time
38 frame provided under subsection 1, the landowner must submit to the department a copy
39 of the notarized registration recorded with the registry of deeds under subsection 5 and
40 comply with the renewal requirements under section 53-I, subsection 4.

1 A landowner who is unable to demonstrate compliance with all registration requirements
2 under this section may apply for registration under section 53-I but after April 1, 2013 is
3 no longer protected from inconsistent development under section 56, subsection 1.

4 **Sec. 7. 7 MRSA §53-C**, as enacted by PL 1989, c. 478, §1, is amended to read:

5 **§53-C. Registration contents and purpose**

6 The purpose of a registration is to provide a public record of the existence of actively
7 used farmland in order to assist public disclosure ~~under section 55~~ and the setback of
8 ~~incompatible~~ inconsistent development under section 56. A registration ~~shall~~ must
9 include:

10 **1. Landowner.** The name and address of the landowner;

11 **2. Certification.** Certification by the applicable soil and water conservation district
12 that the land is farmland in accordance with the provisions of Title 12, section 6-A;

13 ~~**3. Farm and open space classification.** Notice from the municipal assessor that the~~
14 ~~land is classified under Title 36, chapter 105, subchapter X;~~

15 **4. Crops.** The types of farm products that are grown on the farmland to be
16 registered;

17 **5. Acreage.** The acreage of farmland to be registered;

18 ~~**6. Income.** The gross income of the farmland for each of the previous 6 years;~~

19 **7. Maps.** A copy of the municipal tax map, ~~where~~ when available, and a statement
20 of the tax parcel number or numbers ~~which~~ that include the land at issue and any other
21 maps needed to clearly show the location of the land, including a depiction of the distance
22 between ~~crop producing~~ producing farm products and any property boundary within
23 100 feet for farmland registered within the time frame provided under section 53-B,
24 subsection 1 and 50 feet for farmland registered pursuant to section 53-I;

25 **8. Deed.** A copy of the registrant's deed; and

26 **9. Abutter.** The names and addresses of each abutting landowner to whom notice is
27 being sent pursuant to section 53-D.

28 Records of registered farmland ~~shall~~ must be maintained by each municipality and
29 county registry of deeds in accordance with the provisions of this chapter. Registration
30 ~~shall~~ must be on forms provided by the department.

31 **Sec. 8. 7 MRSA §53-E**, as enacted by PL 1989, c. 478, §1, is amended to read:

32 **§53-E. Withdrawal**

33 An owner of farmland shall withdraw from registration any farmland that no longer
34 qualifies for registration under this chapter. An owner of registered farmland may
35 withdraw farmland from registration at any time by filing a written notice of withdrawal
36 in the office in which the farmland was registered and filing a notarized copy of the
37 withdrawal notice for recording with the registry of deeds in the county or counties where
38 the registration was recorded. Portions of a registered tract of farmland may be
39 withdrawn. Withdrawal from registration under this chapter does not constitute

1 withdrawal from classification under the Farm and Open Space Tax Law, Title 36,
2 chapter 105, subchapter ~~X~~ 10. Any abutter ~~shall~~ must be notified in the manner provided
3 in section 53-D using a form provided by the department.

4 **Sec. 9.** 7 MRSA §53-F, as enacted by PL 1989, c. 478, §1, is repealed.

5 **Sec. 10.** 7 MRSA §53-G, as enacted by PL 1989, c. 478, §1, is repealed.

6 **Sec. 11.** 7 MRSA §53-H, **sub-§6** is enacted to read:

7 **6. Renewal.** The department shall provide forms for renewal of farmland registered
8 within the time frame provided under section 53-B, subsection 1 and forms for renewal of
9 farmland registered pursuant to section 53-I.

10 **Sec. 12.** 7 MRSA §53-I is enacted to read:

11 **§53-I. Registration and renewal on or after July 1, 2012**

12 Beginning on July 1, 2012, an owner of land may register any designated portion of
13 that land that qualifies as farmland under this chapter by filing the information required
14 under section 53-C with the department and the appropriate registry of deeds in
15 accordance with this section.

16 **1. Registry of deeds.** Beginning on July 1, 2012, a landowner registering farmland
17 under this chapter shall file a notarized copy of the completed registration form
18 accompanied by the information required under section 53-C with the registry of deeds of
19 the county or counties in which the registered farmland and any abutting property is
20 located.

21 **2. Effective date.** A registration is effective upon filing with the registry of deeds
22 under subsection 1.

23 **3. Duration.** A registration made under this chapter remains effective for 5 years
24 from the effective date unless withdrawn earlier in accordance with section 53-E.

25 **4. Renewal.** A landowner may renew a registration under this chapter for successive
26 5-year periods. To renew a registration, a landowner must notify abutters as provided
27 under section 53-A, subsection 2 and submit a completed renewal application for
28 certification by the soil and water conservation district under Title 12, section 6-A. Upon
29 receiving certification from the soil and water conservation district, the landowner must
30 file a notarized copy of the renewed registration with the registry of deeds under
31 subsection 1 and submit a copy to the department. When a landowner submits an
32 application for renewal and a review under Title 12, section 6-A prior to a registration
33 lapsing, the registration on that farmland remains in effect until the application for
34 renewal is approved or denied.

35 **Sec. 13.** 7 MRSA §54, **sub-§5** is enacted to read:

36 **5. Order to withdraw.** If the department or a municipality finds that farmland
37 registered under this chapter is not eligible for registration, the department or
38 municipality shall order the landowner to file for withdrawal under section 53-E.

39 **Sec. 14.** 7 MRSA §55, as enacted by PL 1989, c. 478, §1, is repealed.

40 **Sec. 15.** 7 MRSA §56, as enacted by PL 1989, c. 478, §1, is amended to read:

1 **§56. Prohibited acts**

2 **1. Inconsistent development.** ~~No~~ An owner of abutting land may ~~not~~ undertake or
3 allow any inconsistent development upon or use of land within 100 feet of ~~properly~~
4 registered farmland that was properly registered within the time frame provided under
5 section 53-B, subsection 1 and has been continuously and properly registered since the
6 initial registration.

7 **1-A. Incompatible use.** Except as provided in section 57, an owner of abutting land
8 may not undertake or allow an incompatible use within 50 feet of farmland properly
9 registered under section 53-I.

10 **2. Building permit.** Except as provided in section 57, ~~no~~ a municipality may ~~not~~
11 issue a building or use permit allowing any development ~~which~~ or use that is prohibited
12 under subsection 1 or 1-A.

13 **3. Exemption.** This section ~~shall~~ does not apply to:

14 A. ~~Any~~ For land adjacent to farmland registered within the time frame provided
15 under section 53-B, subsection 1, a lot or parcel of land which that, together with any
16 adjoining lot or parcel in the same ownership, was one acre or less in area as of
17 January 1, 1988;

18 A-1. For land adjacent to farmland registered pursuant to section 53-I, a lot or parcel
19 of land that, together with any adjoining lot or parcel in the same ownership, was one
20 acre or less in area as of January 1, 2012;

21 B. Those subdivisions for which a completed application as described in former Title
22 30, section 4956, subsection 2, paragraph C-1, or Title 30-A, section 4403, subsection
23 3, has been filed or approved in the 2 years preceding the registration; or

24 C. A lot on which inconsistent development or incompatible use has been allowed by
25 permit granted by a state or local government in the 2 years preceding the
26 registration.

27 **Sec. 16. 7 MRSA §57**, as enacted by PL 1989, c. 478, §1, is amended to read:

28 **§57. Variance**

29 An owner of real estate may apply to the municipal zoning board of appeals or other
30 municipal body hearing zoning appeals, or, in the case of areas within its jurisdiction, the
31 Maine Land Use Regulation Commission, for a variance permitting an inconsistent
32 development upon or incompatible use of land ~~which~~ that is otherwise prohibited under
33 section 56. Notwithstanding Title 30-A, section 4353, subsection 4, a variance may be
34 issued if adherence to section 56 renders a parcel of land subdivided prior to registration
35 of the farmland unusable for residential purposes. Any variance granted for such a
36 purpose ~~shall~~ must be conditioned to provide the maximum feasible setback from the
37 abutting registered farmland.

38 **Sec. 17. 7 MRSA §58, sub-§2, ¶A**, as enacted by PL 1989, c. 478, §1, is
39 repealed.

40 **Sec. 18. 12 MRSA §6-A**, as amended by PL 2007, c. 649, §6, is further amended
41 to read:

COMMITTEE AMENDMENT " **A** " to S.P. 548, L.D. 1649

1 landowners with registered farmland must renew registration every 5 years. It changes
2 the income-producing requirement for registering farmland from at least \$300 per acre for
3 at least 3 of the previous 6 calendar years to at least \$2,000 from the sales value of farm
4 products in one of the 2, or 3 of the 5, preceding calendar years.

5

FISCAL NOTE REQUIRED

6

(See attached)

ROFS

Revised: 03/27/12 *mac*



125th MAINE LEGISLATURE

LD 1649

LR 2509(02)

An Act To Authorize the Registration of Farmland in 2012 and 2013

Fiscal Note for Bill as Amended by Committee Amendment "A" S-500

Committee: Agriculture, Conservation and Forestry

Fiscal Note Required: Yes

Fiscal Note

State Mandate - Exempted

State Mandates

Required Activity	Unit Affected	Local Cost
Requires counties to register new registrations of farmland since the last period of registration during 1990-1991, re-register existing registrations and register renewals every 5 years.	County	Insignificant statewide

Pursuant to the Mandate Preamble, the two-thirds vote of all members elected to each House exempts the state from the constitutional requirement to fund 90% of the additional costs.

Fiscal Detail and Notes

Additional costs to the Department of Agriculture, Food and Rural Resources associated with processing farmland registrations can be absorbed within existing budgeted resources.