

PA 490 Connecticut's Land Use Value Assessment Law



Background:

PA 490 is Connecticut's land use value assessment law which allows qualifying farmland, forest land, open space and maritime heritage land to be taxed at its current use rather than its highest and best value.

Key Points:

- PA 490 was enacted in 1963.
- PA 490 is a state law administered by your local assessor's office.
- PA 490 Farmland, PA 490 Forest Land and PA 490 Maritime Heritage Land is mandatory statewide provided the land and use meets criteria set forth in state statute.
- The state sets the recommended land use values for assessment of land classified under PA 490 Farmland or Forest Land and these values are updated every five years.
- PA 490 Open Space is a municipal option and is not mandatory statewide. State statute sets the framework for how a municipality should adopt PA 490 Open Space however each municipality adopts its own criteria and assessment value.
- The statutory filing period for PA 490 is September 1st – October 31st unless the municipality is in revaluation in which case the filing period is extended to December 30th.
- There is a ten year penalty phase in which PA 490 land that is sold or transferred may trigger a conveyance tax due to the municipality. The conveyance tax penalty may be severe. Landowners are encouraged to consult with legal counsel before classifying land under PA 490 or selling or transferring land that is classified under PA 490.
- CGS 1-1q is utilized when determining if a certain activity constitutes "agriculture" and "farming" for the purposes of PA 490 Farmland classification.
- There is more than forty years of court case law on PA 490.
- Landowners are encouraged to contact their local tax assessor to find out if their land may qualify for PA 490 Forest Land, Farmland, Open Space or Maritime Heritage Land.

Statute(s):

PA 490 is codified in Connecticut General Statutes Chapter 203 Sections 12-107a thru 107g. The conveyance tax and its provisions may be found in CGS Sections 12-504a thru 12-504h.

(Over)

2 PA 490 (continued)

FAQs:

Q: Where can I find additional information on PA 490?

A: Connecticut Farm Bureau Association publishes a comprehensive guide on PA 490 which includes a detailed description of each classification, state statutes, court cases and frequently asked questions. This guide along with PA 490 applications to the assessor and additional resource information on PA 490 may be found by visiting:

<http://www.cfba.org/pa490guide.htm>

Notes: