

Clean and Green Program





November 17th & 18th, 2025 Mercer County

1

Pennsylvania Agriculture

- \$132.5 billion total economic impact
- 593,000 jobs
- 49,000 farms and 7.0 million acres of farmland
- Lead nation in variety of ag products

2

Background

- History and Purpose
 - Act 319 of 1974
 - Preferential Assessment of Farmland and Forestland
 - Land preservation tool
- Public Benefits
 - Affordable property taxes for viable farms
 - Over 11 million acres enrolled statewide
 - Agriculture and the economy
 - Food Supply
 - Scenic and Environmental Benefits
 - Quality of Life

3

Eligibility

- Use categories
 - Agricultural Use
 - Agricultural Reserve
 - Forest Reserve
- Applications
- Duration

4

Eligibility

- **Agricultural Use**
 - Land which is used for the purpose of producing an agricultural commodity or is devoted to and meets the requirements and qualifications for payments or other compensation under a soil conservation program under an agreement with an agency of the Federal Government.
 - May qualify if being used for agricultural production, and if producing annual agricultural gross income of at least \$2,000

5

Eligibility

- **Agricultural Reserve**
 - Non-commercial open space lands used for outdoor recreation or the enjoyment of scenic or natural beauty and open to the public for that use, without charge or fee, on a non-discriminatory basis.

6

Eligibility

- **Forest Reserve**

- Land, ten acres or more, stocked by forest trees of any size and capable of producing timber or other wood products.

7

Eligibility

- **Applications**

- Inclusion of all contiguous land described in the deed
- Option to exclude non-contiguous tract in a single deed
- Multiple land use categories on a single application
- Deadline for applications – June 1 (Oct. 15 in year of reassessment)

8

Eligibility

- **Duration**

- Enrolled land shall remain under preferential assessment for as long as it continues to meet the minimum qualifications or until removed by the landowner and rollback taxes paid on the entire tract or tracts.
- Land removed by the landowner is not eligible to be re-enrolled by the same landowner

9

Use Values

- **Ag values**
 - Soils
 - Crop production (statewide data)
 - Interest rates
 - Crop profit margin
 - Use values calculated for all soil types
- **Forest values**
 - Average value of timber
- **Act 89 of 2016**
 - Use value implementation

10

Permitted Uses

- Direct commercial sale of farm products
- Rural Enterprise
- Oil and gas
- Commercial wind energy
- Small non-coal mining
- Recreational leasing
- Farm related entertainment ("agritainment")
- Cellular communications towers
- Divisions and transfers
 - Split-off
 - Separation

11

Division – Split-off

- A Split-off is a division by conveyance or other action of the owner into two or more tracts of land
 - Not to exceed 2-acres annually
 - Never to exceed 10 acres or 10% of the entire tract of enrolled land (lesser of the two)
 - Rollback taxes due only on the portion split-off
 - For continued agricultural use, agricultural reserve or forest reserve use, or for the purpose of construction of a residential dwelling

12

Division – Separation

- A Separation is a division by conveyance or other action of the owner into two or more tracts of land
 - Larger blocks of land – 10 acres or greater for the tract created and the tract remaining
 - Continued eligible land use (Agriculture Use, Agriculture Reserve, Forest Reserve)
 - No rollback taxes due for a qualifying separation

13

Change in Use

- Rollback taxes
 - 7-year rollback taxes
 - 6% interest per year (simple interest)
 - Remaining eligible land may stay in Clean and Green

14

Hot issues

- Eligibility of Ag Reserve and Forest Reserve tracts
- Commercial solar production
- Agritourism (Agritainment)
- Rural enterprise activities
- Eligibility of smaller tracts
- Changing definitions of diverse agriculture

15

PA Farmland Preservation "toolbox"

- Clean and Green Preferential Assessment Program
- Agricultural Conservation Easement Purchase (Farmland Preservation Program)
- Agricultural Security Area
- Right to Farm Law
- ACRE
- Local zoning

16

Farmland Preservation Program update

- 6,621 farms
- 658,681 acres
- 58 participating county programs
- 24 active land trust organizations
- \$1.7 billion investment

17

Presenters

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<https://www.agriculture.pa.gov/Pages/default.aspx>

18
