



Farmland Preservation Program

DEVELOPMENT OF A FEE SCHEDULE FOR FPP IMPLEMENTATION

What is the Farmland Preservation Program?

Wisconsin tax credit program for maintaining and preserving farmland

Eligibility requirements include:

- Owned the land for the year the credit is claimed
- Land is located in a certified farmland preservation zoning district or farmland preservation agreement
- Wisconsin resident for the entire taxable year
- Cannot claim the homestead credit or veterans and surviving spouses tax credit
- Meet applicable state soil & water conservation standards
- Produced \$6,000 in gross farm revenue in the preceding year or \$18,000 in the preceding three years

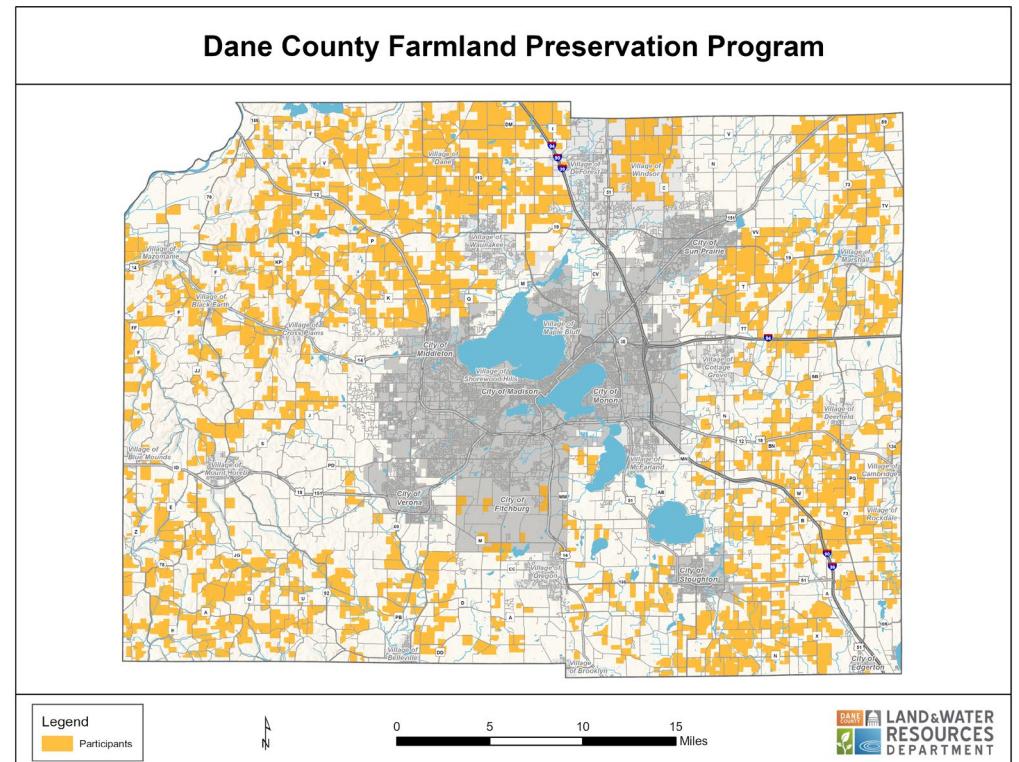
What is the tax credit?

\$10/acre for zoning eligibility or agreement

\$12.50/acre for approved agreements + zoning

In 2024, for Dane County

- 956 claims
- Worth \$1,722,313
- Covering 177,635 acres



DATCP/DOR Roll

Tracks certificates statewide

- County sends reports during tax season to DATCP to compile
- DATCP compiles county data and provides it to DOR

Review and approve tax credits

- DOR through annual taxes

Funding to implement FPP from the State

- Planning can apply for grants to update the FPP zoning plan once every 10 years (<https://danecountyplanning.com/planning/Farmland-Preservation-Plan>)
- LCD receives a Soil & Water Resource Management staffing grant to implement the county's Land & Water Resource Management Plan which does identify FPP implementation
 - Funding covers 100/70/50% of three positions – depending on the year

County's Roll for Implementation

Issue certificates of compliance

- Maintain the records
- Update certificates when landownership changes (i.e. name changes, buy/sell land)
- Review zoning eligibility
- Issue new certificates – assign a certificate number
- Issue noncompliance notices (i.e. zoning ineligibility, soil & water conservation standards, voluntary waivers)

Compliance with soil & water conservation standards

- Status review once every four years – walk over the farm
- Assist with bringing farms into compliance with standards
 - Schedules of compliance

Workload Estimates – Annually

Update & issue 100+ certificates

- Updates to paperwork take approximately 30 minutes to an hour each depending on complexity of the changes

Conduct approximately 250 status reviews

- Status reviews on average take 10+ hours – depends on complexity of the farm

Other work – mailings, landowner education & questions, noncompliance issues, data management, tax preparer inquiries

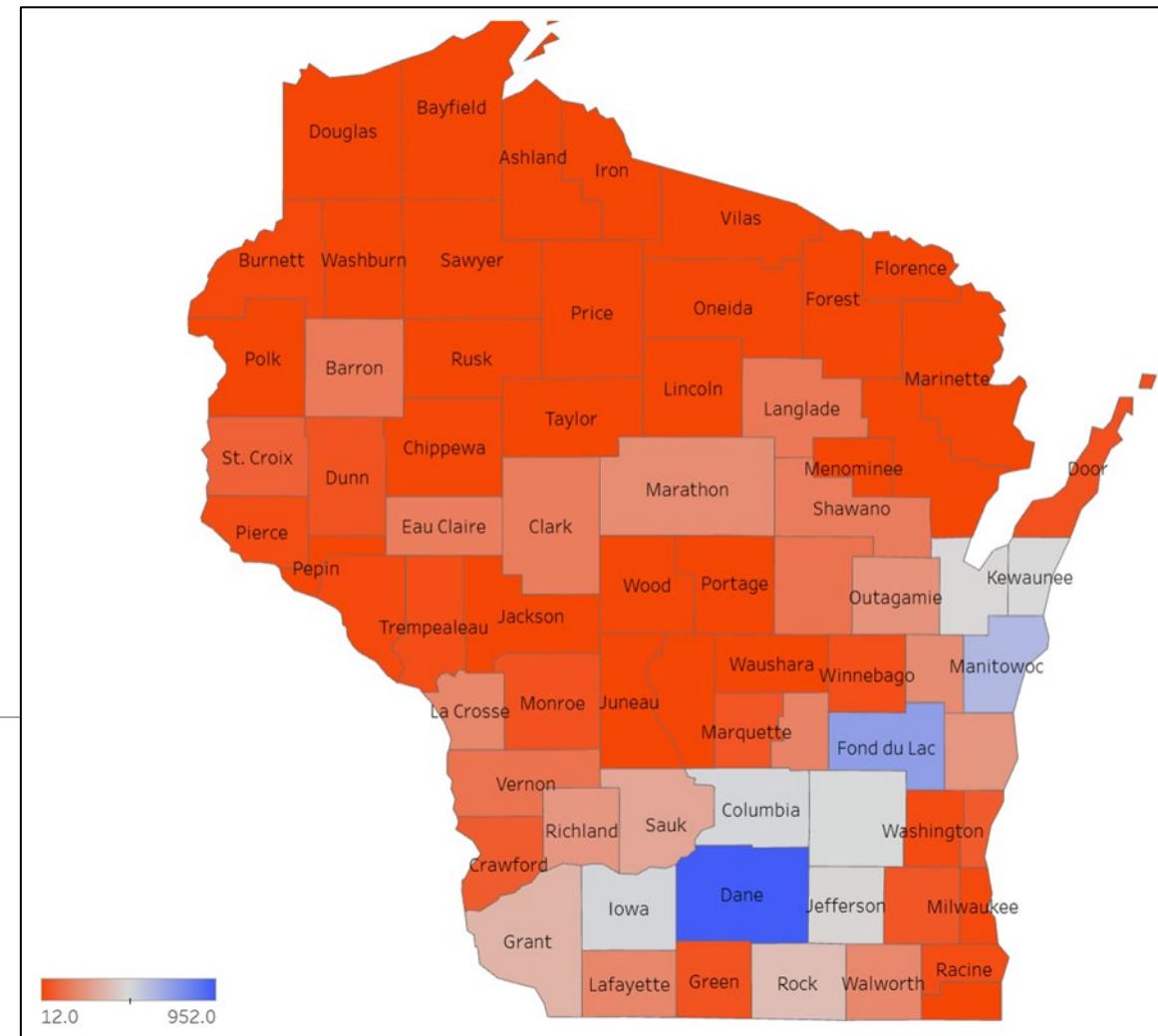
- 1,000 hours at a minimum

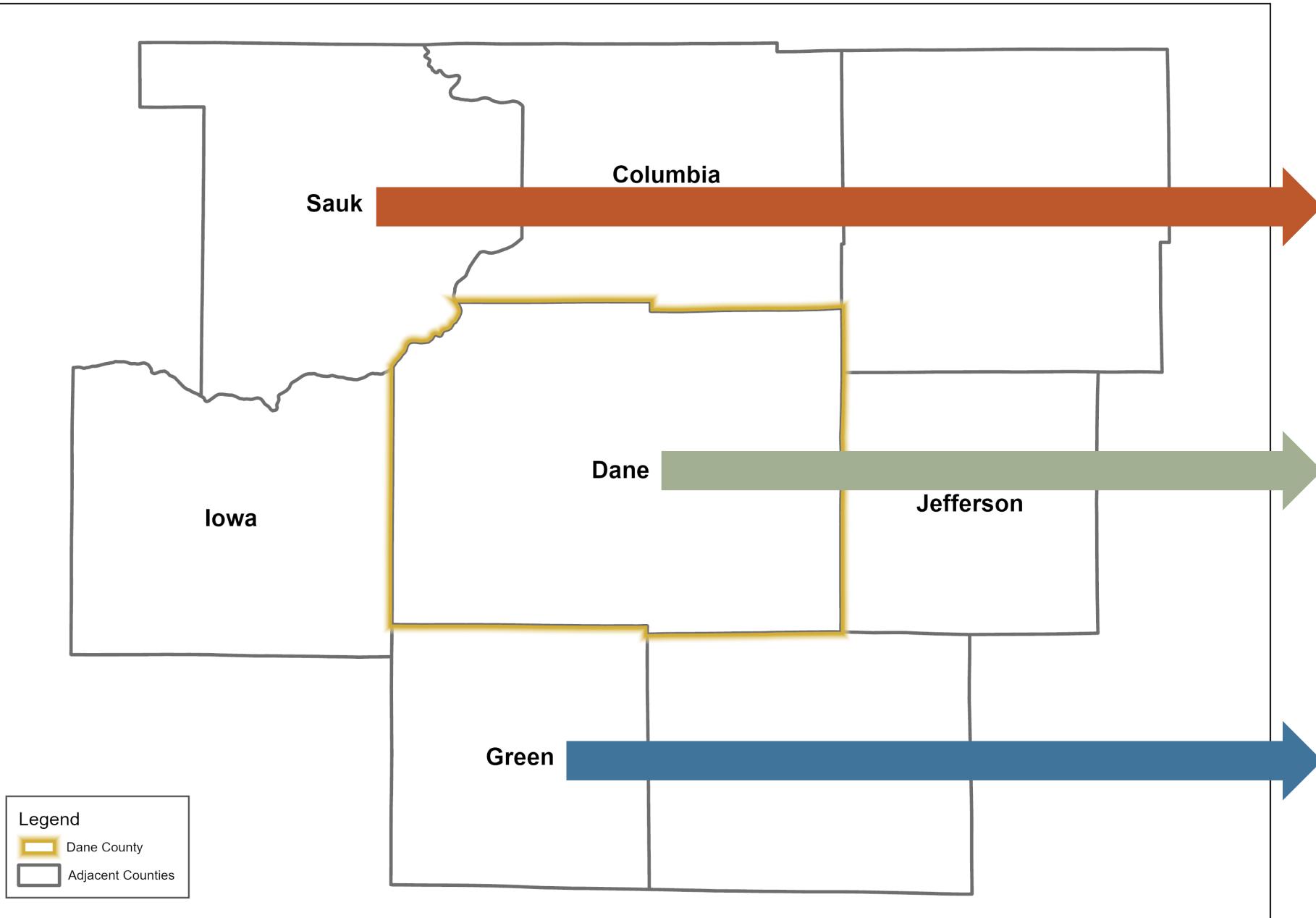
No longer offer self-certifications

- Extensive workload to track and monitor

Minimum workload is equivalent to at least 2.0 FTEs

How do we compare to our neighbors?





333 Certificates

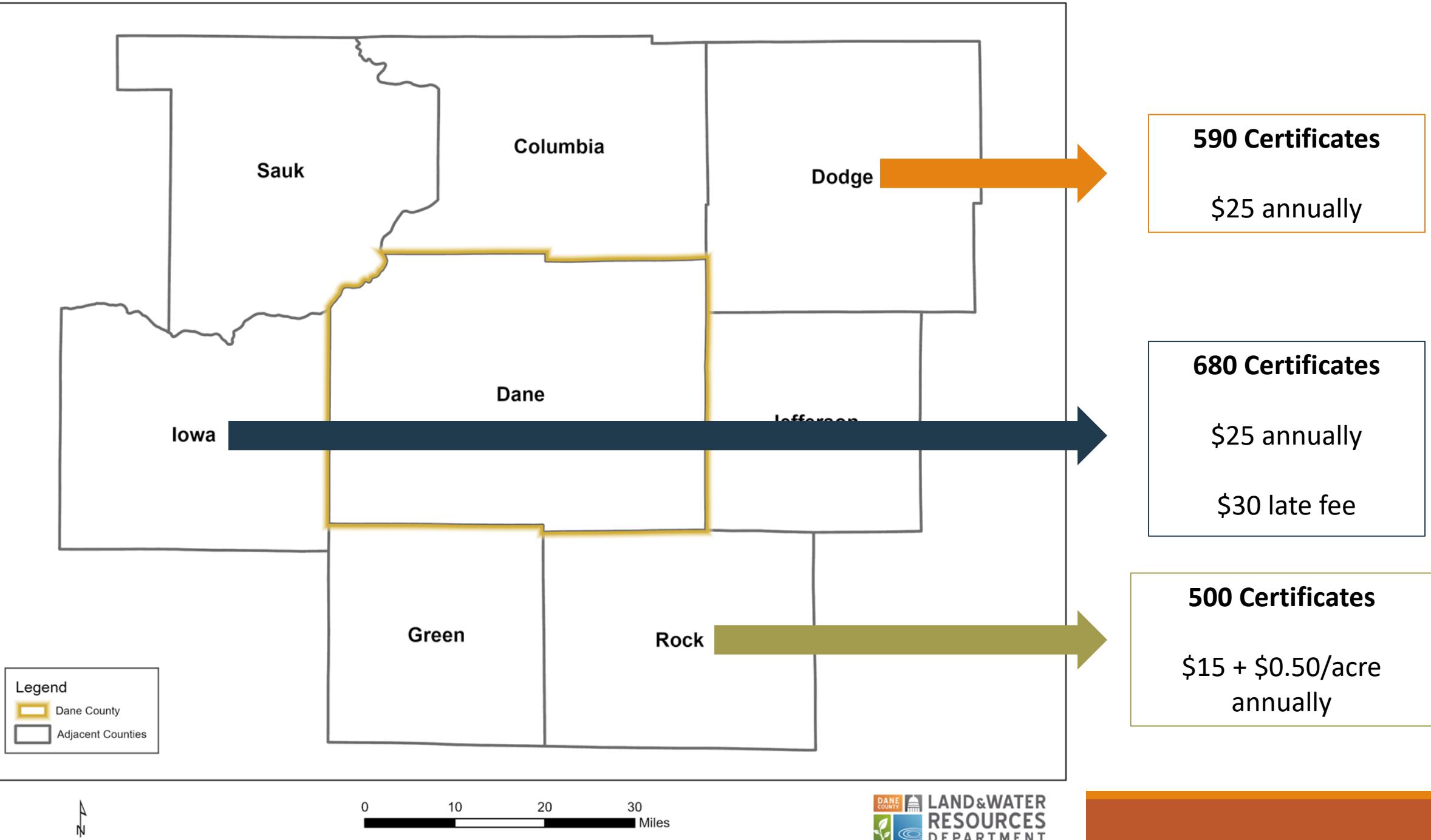
No Fees

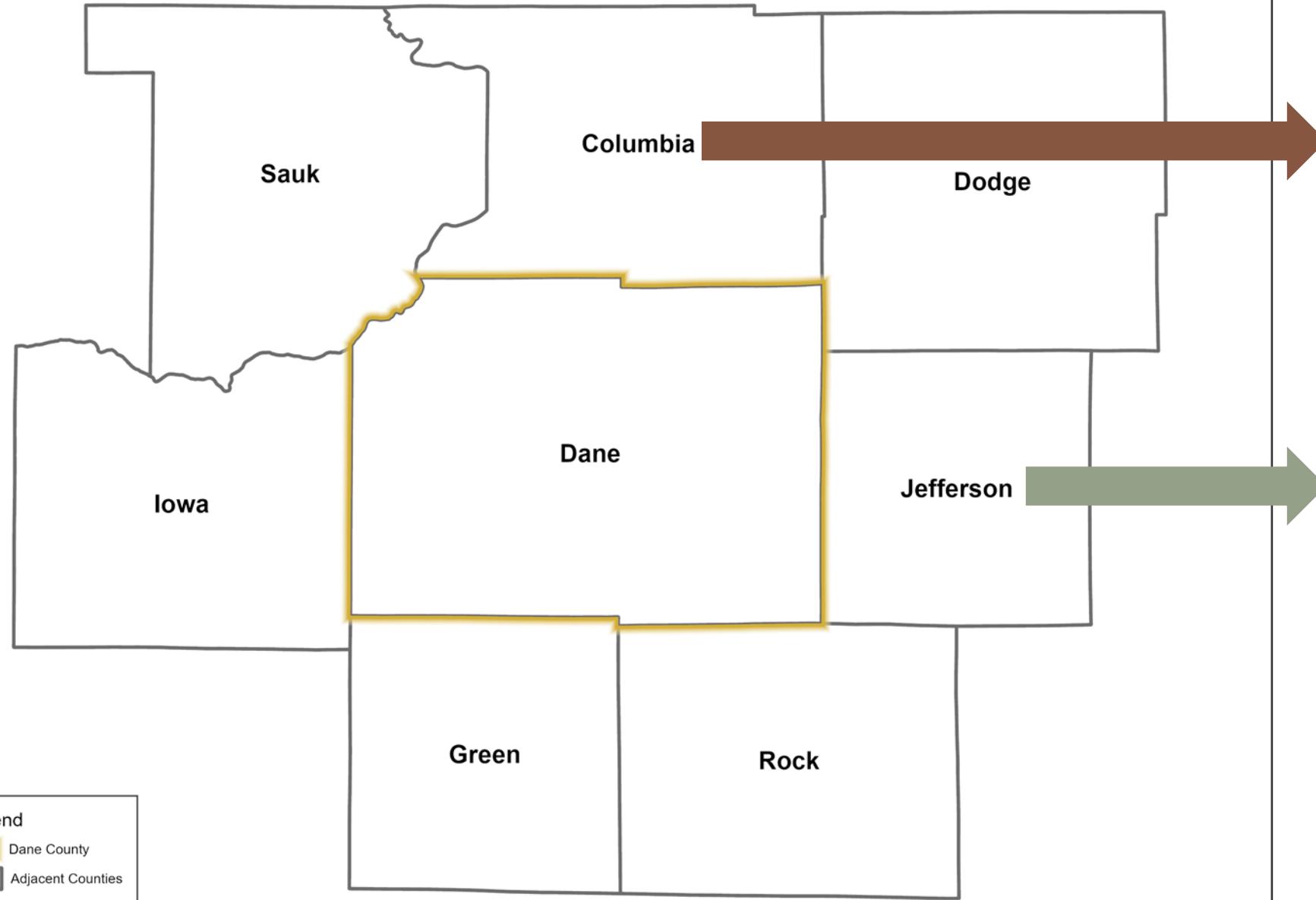
950 Certificates

No Fees

18 Certificates

No Fees





780 Certificates

\$25 new enrollees

\$25 updated certificates

\$10 late fee for annual certifications

624 Certificates

\$35 annually

\$35 late fee

\$100 Cancellation of NON

\$35 new enrollees

\$5 replacement certificates

Proposal for 2027

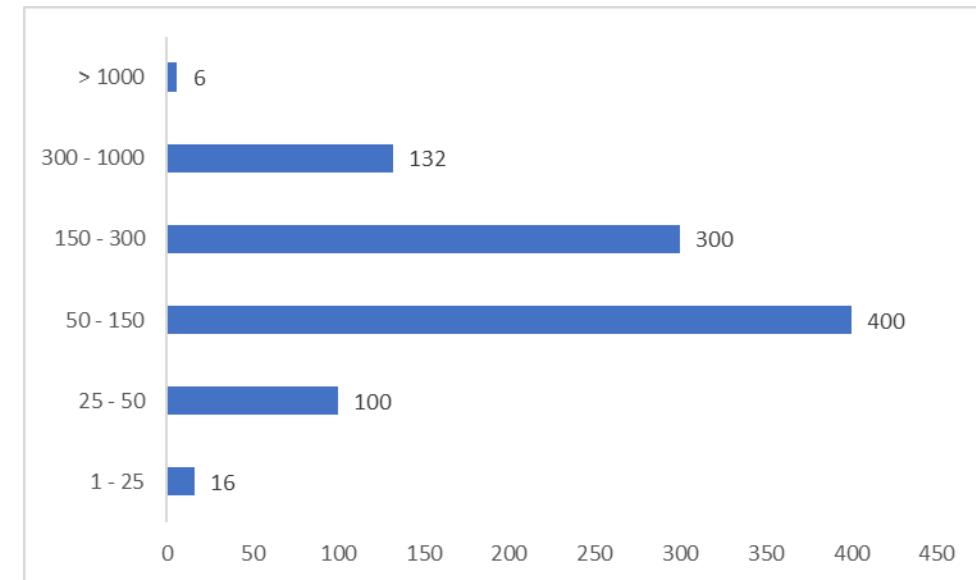
Charge a fee for status reviews

- \$50 + \$0.50 per acre once every four years

No fees for certificate updates or changes

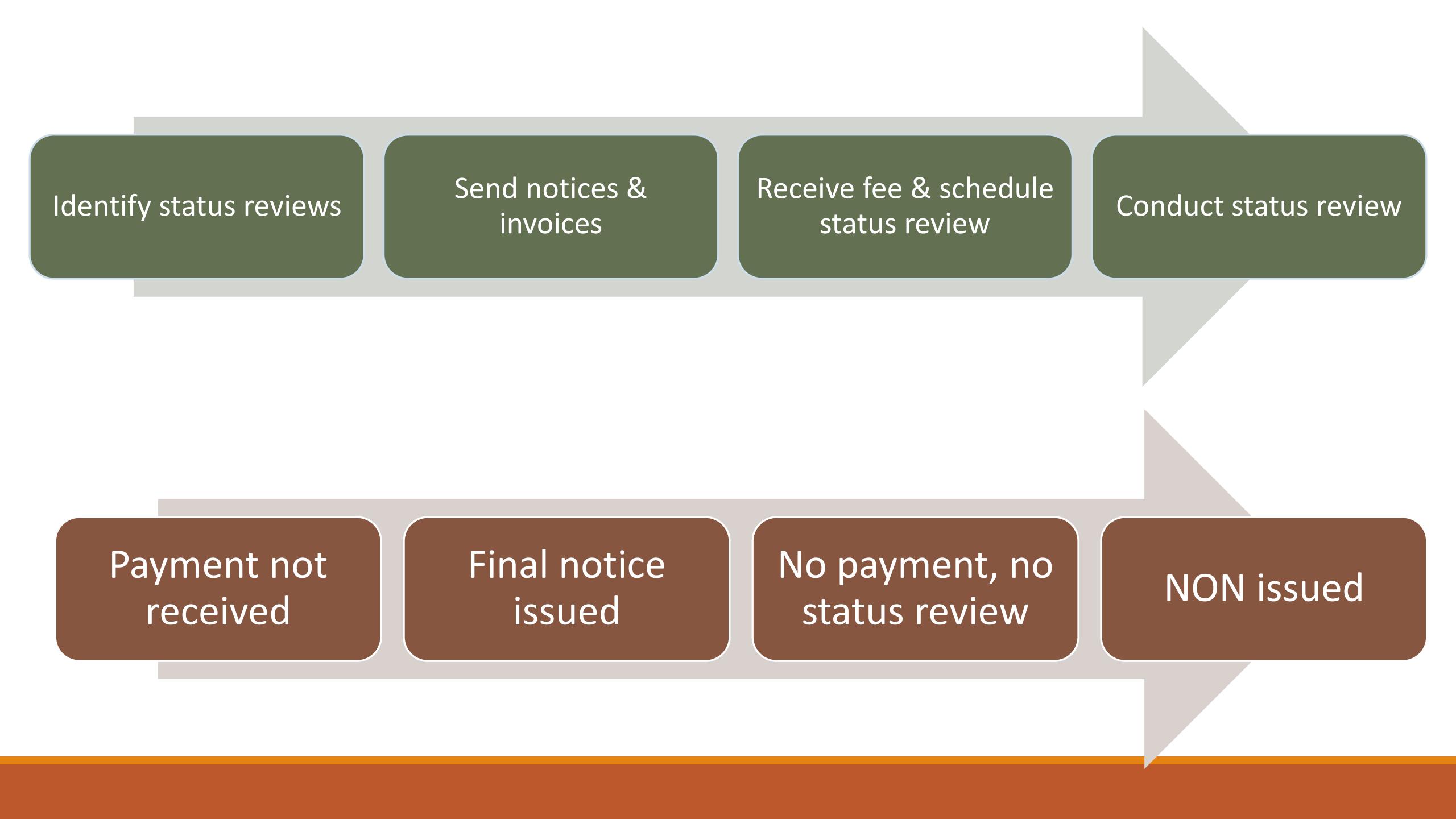
No late fees

No fees for NON cancellations



~950 certificates covering roughly 174,000 acres = approximately \$34,000 annually in fees

- Funds would be used to offset staff costs for implementation of the program, mailings & outreach materials, and software maintenance fees



Identify status reviews

Send notices & invoices

Receive fee & schedule status review

Conduct status review

Payment not received

Final notice issued

No payment, no status review

NON issued

FPP Math Examples

40 acre farm

\$400/year in tax credits

\$1,600 over four years

Status review fee = \$70 once every four years

300 acre farm

\$3,000/year in tax credits

\$12,000 over four years

Status review fee = \$200 once every four years

Recommendation

Update fee schedule with FPP status reviews at \$50 + \$0.50/acre starting January 1, 2027

- Fee schedule proposed to be presented at the February 2026 committee meeting

2026 efforts would include:

- Education & outreach to certificate holders
- Update staff workflows for scheduling and conducting status reviews
- Develop payment structure and methods
- Develop template letters
- Update website