



Anthony P.  
**CAPRETTA**

Medina County Auditor

144 N. BROADWAY STREET

ROOM 301

MEDINA, OHIO 44256

MONDAY - FRIDAY

8 AM - 4:30 PM

# AGRICULTURAL DISTRICTS

## What Is **Agriculture**?

Agriculture is a land-based industry, and farmland preservation is a key component to maintaining our farming heritage while positioning our county for agricultural growth. The Medina County Auditor's Office assists farmers, landowners, and local communities with their farm land preservation efforts through Agricultural Districts.



**Contact Us**

Auditor Office: 330-725-9754

[www.medinacountyauditor.org](http://www.medinacountyauditor.org)



Anthony P.  
**CAPRETTA**  
Medina County Auditor

[www.medinacountyauditor.org](http://www.medinacountyauditor.org)

# MEDINA COUNTY AGRICULTURAL DISTRICTS

## The Benefits Of The Law For Farm Land Owners

- Deferment of any new assessments for improvements (such as water or sewer systems) as long as the land remains in the district.
- Legal protection against a nuisance lawsuit that is filed against any generally accepted agricultural practice used in the farming operation.
- Limited protection against the use of eminent domain.
- Protection from some zoning regulations.

## How Are Agricultural Districts Related To CAUV?

The agricultural district uses qualifying criteria similar to those used in CAUV. The same land can be in either or both programs; however, making application for one program does not automatically include the other. A separate application is needed for each program. Proof of commercial agricultural use is needed for the initial application.



## How To Apply?

- Applications are made with the Medina County Auditor's Office. The Auditor's office will determine if the land meets the minimum qualifications and will provide written notice to the land owner.
- Applications can be made anytime during the year although the period of renewing applications is the same with CAUV. After the first Monday in January and before the first Monday in March.
- There is no fee to file an Application with the Medina County Auditor's Office.
- If the land is located in a municipal corporation, the application must be filed also with the clerk of the legislative body of the municipal corporation, a public hearing must be held within 30 days, and approval of the legislative body must be obtained.



### TELEPHONE DIRECTORY

AUDITOR ANTHONY P. CAPRETTA 330-764-8051  
CAUV/Forestry 330-725-9759



## Is There A Penalty For Withdrawal?

An agricultural district is a commitment of five years. Converting the land to another use after the five-year period carries no penalty and there is no obligation to sign up again; however any deferred assessments become due at that time. If the owner withdraws the land from the district, the owner shall notify the County Auditor of the withdrawal and shall pay a withdrawal penalty to the County Auditor. The penalty is the recoup charge (based on CAUV) times the average bank prime rate at the time of the change.

