

Vermont Current Use Program

Vermont's Use Value Appraisal Program (UVA), commonly called Current Use, was enacted in 1980 by the Vermont State Legislature primarily to give landowners a tax break, and secondarily, to keep Vermont's forests healthy and productive while showing development. The program values both woodland and agricultural land at its productive capacity, not at fair market value. This can add up to a substantial savings.



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Do I Qualify?

To be eligible, a forestland parcel must consist of at least 25 contiguous acres, not including any house site, considered to be two acres. Furthermore, the parcel cannot contain more than 20% of nonproductive acreage such as wetlands or rock outcroppings. Landowners who meet the minimum standards may also choose to enroll only a portion of their land and leave the remaining out of the program for future buildings. This works well when one is unsure of the long term goals for the property.

How Much Can I Save?

Every year the state board establishes the values for the six different land classification groups. For 2005, the primary classification values are:

Forest Land = \$114/acre

Agricultural Land = \$175/acre

The formula for calculating the potential tax savings is shown as follows:

Not In Current Use

Property Assessment Value (not including house)

$\div 100 \times \text{Town Tax Rate} = \text{Tax Due}$

In Current Use

1) *Acreage (minus two acres for house site)*

$\times \text{Rate (see UVA classification values)}$

$= \text{Current Use Assessment}$

2) *Current Use Assessment $\div 100$*

$\times \text{Town Tax Rate} = \text{Tax Due}$

There should be a significant difference between the two figures. To fully appreciate the number, multiply it by 10. A management plan is good for ten years.

What is a Management Plan?

The management plan is a document developed from the landowner's goals and the management direction desired for the land, along with the expert advice of a consulting forester. This plan outlines everything from cutting intervals, wildlife and disease found within the woodlot, to present forest conditions and the strategies that should be implemented to modify the existing conditions.

Contact your local county forester for more information or call **chippers** to set up a one-on-one meeting with a licensed forester to evaluate your woodland and discuss your management goals.

This material outlines general information only and is not intended to provide specific advice regarding an individual's property.