



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Form Available Online: http://www.stancounty.com/planning/applications.shtm

INFORMATION SHEET
WILLIAMSON ACT NOTICE OF NON-RENEWAL

California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is a tax relief measure for owners of farmland. When a contract is signed, it is good for a period of ten years. After the first year of that ten year period, one more year is automatically added to the term of the contract so that it is always valid for ten years. If you do nothing to stop this automatic addition of a year, the contract will go on indefinitely.

The only guaranteed way of stopping the automatic renewal provision is for either the property owner or the County to file a "Notice of Non-Renewal". The following is how to determine the contract expiration date upon filing of a "Notice of Non-Renewal":

Table with 2 columns: Filing Date (all information based on the filing of a complete "Notice of Non-Renewal form") and Contract Expiration Year (all contracts expire on December 31st of the contract year). Rows include: January 1st - October 2nd (add 9 years) and October 3rd - December 31st (add 10 years).

Once a notice is recorded, taxes will start to increase so that at the end of ten years, the taxes will be the same as if the property were never under contract. This increase is generally based on a formula that is part of State Law. Please contact the Assessor's Office at (209) 525-6461 for specific information of property taxes.

Non-Renewal Process

STEP 1: All information on the "Notice of Non-Renewal" form must be completed. County Planning Department staff will assist in providing the necessary contract, parcel, and recording information. It is recommended you have the form reviewed by staff prior to signing the form to insure the accuracy of the information provided.

- A separate form must be completed for each contract.
The signature(s) of all current landowners must be notarized, notary signature page required.
Type or print legibly, this document will be recorded.
Do not modify the form provided by the Department.

STEP 2: Submit the completed "Notice of Non-Renewal" form and the \$132.00 processing fee to the Stanislaus County Planning & Community Development Department.

STEP 3: The Stanislaus County Planning & Community Development Department staff will prepare your notice for the recording process and take to the Recorder's Office for the official recording.

STEP 4: Once recorded and returned to the Stanislaus County Planning & Community Development Department, staff will mail a copy of the officially recorded document to the address provided at bottom of this document. Please allow 8 weeks for confirmation copy.

CONTACT INFORMATION:

Name: Telephone No.

Address:

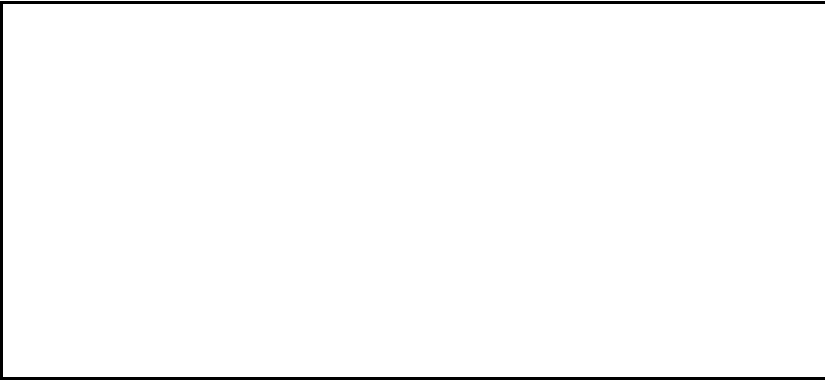
City, State, Zip:

**RECORDED AT REQUEST OF:**

Stanislaus County  
Board of Supervisors

**WHEN RECORDED RETURN TO:**

Stanislaus County Department  
of Planning and Community Development  
1010 10th Street, Suite 3400  
Modesto, CA 95354



**NOTICE OF NON-RENEWAL CALIFORNIA LAND CONSERVATION CONTRACT**

CONTRACT NO. \_\_\_\_\_ ENTIRE CONTRACT or A PORTION \_\_\_\_\_ CONTRACT YEAR \_\_\_\_\_

ASSESSOR PARCEL NO(s) \_\_\_\_\_ TOTAL ACREAGE: \_\_\_\_\_

LOCATION: \_\_\_\_\_ S - T - R: \_\_\_\_\_

ORIGINAL LANDOWNER(S) AT TIME CONTRACT BEGAN: \_\_\_\_\_

NOTICE IS HEREBY GIVEN BY CURRENT "LANDOWNER(S)" that the Land Conservation Contract by and between the landowner(s) listed below and the County of Stanislaus, which was recorded \_\_\_\_\_, (date)

as Document Number: \_\_\_\_\_ **OR if prior to July 1984:** Instrument Number \_\_\_\_\_;

in Book \_\_\_\_\_ & Pages \_\_\_\_\_ through \_\_\_\_\_ of the Official Records of Stanislaus County, California, is **NOT TO BE RENEWED.**

**FOR PLANNING DEPARTMENT OFFICE USE ONLY**

This notice filed with Stanislaus County Planning Department on (date) \_\_\_\_\_.

The expiration date of said agreement is the last of December, \_\_\_\_\_.

Stanislaus County Board of Supervisors:  
Christine Ferraro Tallman  
Clerk of the Board

By: \_\_\_\_\_  
Deputy

**NON-RENEWAL OF CALIFORNIA LAND CONSERVATION CONTRACT NO. \_\_\_\_\_**

The undersigned property owner(s) hereby declare(s) under penalty of perjury that the undersigned constitute the only owner(s) of the subject property and that all have agreed to this Notice of Non-Renewal.

**CURRENT LANDOWNERS NAME(s)**  
**(TYPE OR PRINT LEGIBLY)**

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**CURRENT LANDOWNER(s) SIGNATURE(s)**  
**(ALL TO BE NOTARIZED)**

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*EXHIBITS:*

(A) Assessors Parcel Map

COUNTY: Stanislaus County

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)