



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":

Filing Date (all information based on the filing of a complete "Notice of Non-Renewal form)	Contract Expiration Year (all contracts expire on December 31 st of the contract year)
January 1 st - October 2 nd	add (9) nine years to the current year
October 3 rd - December 31 st	add (10) ten years to the current year

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 Assessors 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 \$146.00 processing fee to the County Planning Department.
- STEP 3: The County Planning 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 Planning 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:
Elizabeth A. King
Clerk of the Board

By: _____
Deputy

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)	CURRENT LANDOWNER(s) SIGNATURE(s) (ALL TO BE <u>NOTARIZED</u>)

EXHIBITS:

(A) Assessor's Parcel Map

COUNTY: Stanislaus County