



COMMUNITY DEVELOPMENT DEPARTMENT

BEV SHANE, AICP
Director

BUILDING AND SAFETY - CODE COMPLIANCE - FIRE PREVENTION - PLANNING - GIS

FILING NOTICE OF NONRENEWAL OF TUOLUMNE COUNTY LAND CONSERVATION CONTRACTS INSTRUCTIONS FOR APPLICANTS

48 W. Yaney, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (fax)

On each anniversary date of a land conservation contract, a year shall be added automatically to the initial term unless notice of nonrenewal is given in accordance with the California Land Conservation Act for all or a portion of the property subject to the contract. When notice is provided within the time periods specified in the Land Conservation Act, the contract shall expire within nine (9) years from the renewal date. When notice is provided outside the time periods, the contract shall expire ten (10) years from the renewal date. The renewal date for all contracts is January 1st. Upon recordation of the notice of nonrenewal, the valuation formula under the Revenue and Taxation Code changes for property tax assessment purposes. The land use restrictions, however, remain the same until the contract has expired.

Government Code 51245 allows either the landowner or the County to file a notice of nonrenewal on a specified contract in any given year. The filing party shall serve written notice of nonrenewal of the contract to the other party. The required notification process for nonrenewal of an entire contract is 90 days prior to the renewal date if the action has been initiated by the landowner and 60 days for an action initiated by the County. The renewal date for all contracts is January 1st. Failure to meet these prescribed deadlines shall cause the contract in question to be automatically renewed.

Filing a notice of nonrenewal does not terminate the agricultural preserve. The landowner must apply to the Community Development Department to remove the property from the preserve. If the landowner does not apply to remove his property from the preserve, many restrictions will remain in effect, but without the tax benefit.

The required notice may be made on the County's form entitled "Notice of Nonrenewal of a Tuolumne County Land Conservation Contract", or the landowner may request nonrenewal status by letter, providing the contract date, names of owners signing original contract, book and page numbers of Official Records (where original contract is recorded), Preserve Number, current owner's signatures and date. This notice must be notarized.

During the last remaining year of a contract, the land owner should call the Tuolumne County Community Development Department to make an appointment with a Planner to determine what options the land owner has in regard to the use of the land upon cessation of his contract. Applications for converting the use of the land to uses that do not comply with the restrictions of the contract will not be accepted by the County until the contract has expired.

The "Notice of Nonrenewal" may be filed with the Community Development Department or the Clerk of the Board of Supervisors.

Recorded at the Request
of and return to:
Tuolumne County Board Clerk
Administration Center - 4th Floor
2 South Green Street
Sonora, CA 95370

**NOTICE OF NONRENEWAL
OF A
TUOLUMNE COUNTY LAND CONSERVATION CONTRACT**

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the Government Code that the undersigned owners nonrenew the Tuolumne County Land Conservation Contract described herein:

Contract Date: _____

Owners Signing Original Contract: _____

Recorded in Book _____, Page _____, Official Records of Tuolumne County.

Dated: _____, Agricultural Preserve Number: _____

Assessor's Parcel No(s): _____

OWNERS:

**(Attach Acknowledgements)
(Must be Notarized)**