



GUIDELINES
FARM AGRICULTURAL BUILDING EXEMPTION CERTIFICATE
(Farm Exempt Permits)

ORS Chapter 455 includes Building Codes for the State of Oregon, including Specialty Codes. ORS 455.315(1) declares that state Structural Specialty Codes do not apply to agricultural buildings. Agricultural buildings are defined as “a structure located on a farm and used in the operation of such farm for storage, maintenance or repair of farm machinery and equipment or for the raising, harvesting and selling of crops or in the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on such farm for human use and animal use and disposal by marketing or otherwise.” (ORS 455.315(2))

The Uniform Building Code also exempts farm agricultural buildings. The UBC definition of agricultural building is the same definition of agricultural building found in ORS 415.315(2). The UBC offers a definition of farm as “land used for the primary purpose of obtaining a profit in money by raising, harvesting and selling of crops....”

The Uniform Building Code defines nonfarm agricultural buildings as “a structure which by use or character of its occupancy is similar to a farm agricultural building but is not located on a farm.”

Therefore, to qualify for a Farm Agricultural Building Exemption Certificate, applicants must show that the structure meets the definition of agricultural building and that the structure will be located on a farm. In Morrow County parcels that are zoned Exclusive Farm Use meet the UBC definition of farm. Parcels that are not zoned EFU but qualify for special farm deferral tax assessment, are considered to meet the definition of farm.

PERMIT REQUIREMENTS to obtain a Farm Agricultural Building Exemption

Certificate:

- A. Parcels in a qualified Exclusive Farm Use Zone (EFU, SF-40)
 - 1. Obtain a Zoning Permit
 - 2. Sign and notarize the Farm Agricultural Building Agreement
 - 3. Sign and notarize the Farm Exempt Certificate

- B. Parcels in a Forest Use Zone (FU)
 - 1. Demonstrate the parcel qualifies for farm deferral (special assessment)
 - 2. Obtain a Zoning Permit
 - 3. Sign and notarize the Farm Agricultural Building Agreement
 - 4. Sign and notarize the Farm Exempt Certificate

- C. Parcels in Other Zones (SR-1, RR-1, FR-2, RSC, CG, MG, AI, SAI)
 - 1. Demonstrate the parcel qualifies for farm deferral (special assessment)
 - 2. Obtain a Zoning Permit
 - 3. Sign and notarize the Farm Agricultural Building Agreement
 - 4. Sign and notarize Farm Exempt Certificate

Note: A Farm Exempt Permit does not include exemption from other building permits such as those required for plumbing, electrical, and mechanical work on the farm structure. If the primary use of land changes, whereby the use is no longer farm but is primarily residential for example, the farm exempt permit may be revoked and the structure will be red-tagged until retrofitted to meet UBC standards.

Disclaimer: Check with your lender and insurance company before applying for a Farm Agricultural Building Exemption Certificate. Your lender and/or insurance agent may prefer that you go through the building permit and inspection process. Morrow County cannot assume responsibility for any problems with your lender, insurance company or any liability that may result from your being issued a Farm Agricultural Building Exemption Certificate rather than a building permit.

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