



The Williamson Act, also known as the California Land Conservation Act of 1965

[The Williamson Act](#), also known as the California Land Conservation Act of 1965, is a unique and important piece of legislation that has helped to preserve agricultural lands and open spaces in California for over five decades. This act provides tax incentives to landowners who agree to keep their lands in agriculture or open space, and thus helps to prevent the conversion of these lands to other uses, such as urban or suburban development.

Williamson Act Tax Rate for Qualified Landowners

The purpose of the Williamson Act is to encourage the preservation of agricultural and open spaces by reducing property taxes for qualified landowners. Under the act, landowners who enroll in the program agree to keep their lands in agriculture or open space for a period of ten years, and in exchange, they receive lower property taxes based on the lower assessed value of the land as agricultural or open space, rather than its potential development value. This reduction in property taxes provides a financial incentive for landowners to preserve their lands, rather than sell them for development.

In addition to the tax incentives, the Williamson Act also provides a number of other benefits to both landowners and communities. For example, preserving agricultural and open spaces helps to maintain a sense of rural character, protect wildlife habitat, and provide opportunities for outdoor recreation. It also helps to maintain the economic viability of agriculture by reducing the cost of farmland for farmers and ranchers, and preserving the land for future generations of farmers and ranchers.

Williamson Act in the State of California

The Williamson Act has been a highly successful program in California, with over 17 million acres of land currently enrolled in the program. However, despite its success, the program has faced a number of challenges in recent years, including budget cuts and a growing pressure to convert [agricultural lands](#) to other uses. In response to these challenges, the State of California has implemented a number of changes to the Act in order to make it more sustainable and effective.

One of the most significant changes to the Act was the creation of the California Agricultural Land Trust (CALT), which was established in 1980. The CALT is a non-profit organization that provides support to landowners who enroll in the Act program, and helps to ensure the

continued preservation of agricultural and open spaces in California. The CALT provides technical assistance to landowners, helps to coordinate the conservation efforts of local government agencies, and provides educational programs and outreach efforts to promote the value of preserving agricultural and open spaces.

Williamson Act - Agricultural Land Preservation Fund

Another important change to the Williamson Act was the creation of the Agricultural Land Preservation Fund (ALPF), which was established in 1991. The ALPF provides funding to local governments to help them purchase agricultural conservation easements, which are legal agreements between a landowner and a local government that restrict the use of the land in order to preserve its agricultural or open space values. The ALPF provides a financial incentive for landowners to enroll in the Act program, and helps to ensure the preservation of agricultural and open spaces in California for future generations.

Despite these changes, the Williamson Act continues to face significant challenges. For example, the program is funded through the state budget, and as such is subject to budget cuts and other fiscal pressures. Additionally, the program is facing growing pressure from developers and other interests who are seeking to convert agricultural lands to other uses.

However, despite these challenges, the Williamson Act remains a critical tool for preserving agricultural and open spaces in California, and continues to play an important role in supporting the state's agricultural economy and protecting its natural resources. If you are a landowner in California, and are interested in enrolling in the Act program, you should contact your local county assessor's office for more information.

Looking for Land for Sale in California?

When it comes to [finding land for sale in California](#), it's important to have a trusted and experienced real estate professional on your side. And if you're looking for a realtor in the San Benito County area, look no further than Brigantino's San Benito Realty. Our experienced team of real estate professionals has a deep understanding of the local market, and can help you find the perfect piece of land that meets your needs and fits your budget.

One of the key benefits of working with Brigantino's San Benito Realty is our expertise in the Williamson Act, also known as the California Land Conservation Act of 1965. This important piece of legislation provides tax incentives to landowners who agree to keep their lands in agriculture or open space, and our team of real estate experts is well-versed in the requirements and benefits of this program. We can help guide you through the process of enrolling in the Williamson Act program, and ensure that you get the most out of this valuable tax incentive.

In addition to our expertise in the Williamson Act, we also have a deep understanding of the local real estate market in San Benito County. Our team of [real estate professionals](#) has years of experience helping clients find the perfect piece of land, and we have a vast network of

contacts and resources that we can use to help you find exactly what you're looking for. Whether you're looking for a large parcel of [land for agricultural use](#), or a smaller piece of property for a home site, we have the expertise and resources to help you find it.

At Brigantino's San Benito Realty, we are dedicated to providing our clients with the highest level of service and support. We take the time to listen to your needs and understand your goals, and we work closely with you every step of the way to ensure that you find the perfect piece of land. Whether you're a first-time buyer or an experienced investor, we are here to help, and we will do everything in our power to make your land-buying experience as seamless and stress-free as possible.

So if you're looking for land for sale in California, look no further than Brigantino's San Benito Realty. With our expertise in the Williamson Act, our deep understanding of the local real estate market, and our commitment to providing our clients with the highest level of service and support, we are the team to trust when it comes to finding the perfect piece of land. [Contact us today](#) to learn more!

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