



Skagit County Planning & Development Services

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Required Disclosure of Right to Manage Natural Resource Lands

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Skagit County Code requires specific language pertaining to the right to manage natural resource lands (farmland, forestland, and mineral resource lands) to be recorded with certain transfers of real property. This simple requirement helps buyers understand that they are adjacent to Natural Resource Lands and they may be affected by the normal activities associated with natural resource industries.

When is disclosure required?

Disclosure is required “upon transfer of real property by sale, exchange, gift, real estate contract, lease with an option to purchase, any other option to purchase, ground lease coupled with improvements, or any other means” when the real property is “designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.” [Skagit County Code 14.38.030](#).

You can determine whether a piece of property requires NRL disclosure by searching for the parcel at www.skagitcounty.net/Search/Property and looking for the “Sale requires NRL disclosure” tag.

The screenshot shows the Skagit County Property Search interface. The search results for parcel P12345 are displayed. The 'Details for Parcel' section includes a photo of the property and lists the jurisdiction as Skagit County, with zoning designations for Rural Intermediate and Agricultural-Natural Resource Lands. The '2015 Property Tax Summary' table shows the following values:

2014 Values for 2015 Taxes*		Sale Information		2015 Property Tax Summary	
Building Market Value	\$116,200.00	Deed Type	WARRANTY DEED	2015 Taxes will be available after 2/15/2015	
Land Market Value	+\$85,600.00	Sale Date	1998-03-10		
Total Market Value	\$201,800.00	Sale Price	\$110,500.00		
Assessed Value	\$201,800.00	Sale requires NRL disclosure (more info)			
Taxable Value	\$201,800.00				

* Effective date of value is January 1 of the assessment year (2014)

What are you required to do to disclose?

Although the code places the obligation on the seller to record this disclosure, typically buyers and sellers just record the disclosure along with the deed transferring the property. Include the form disclosure (page 2 of this document) with the deed when recording with the County Auditor. (Alternatively, include the text of the form disclosure in the deed.) The disclosure doesn't need to be filled out or signed or notarized; it just needs to be recorded.

For simplicity of administration, and because almost all properties require disclosure, some sellers/title companies record this statement with every transaction.

Thank you for your assistance in protecting our natural resource lands!



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.