



Planning and
Community Development
Cynthiana - Harrison County - Berry
Planning Commission

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Cynthiana, KY 41031

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FARMSTEAD EXEMPTION

Permit # _____

Project Address:			Farm Size:	
Select one of the following:	☐ New Building ☐ Renovate Building ☐ Other			
Occupancy Type:	☐ New House ☐ Barn ☐ Other _____			
Any plumbing or running water being installed?	☐ Yes ☐ No		☐ Septic* (Site Evaluation Required)	
Construction Cost				

STRUCTURE DIMENSIONS

Length:		Width:		Height:	
Total Sq/Ft:					
Foundation:	☐ Slab ☐ Crawl ☐ Other				
Note:					
EXEMPTION FEE:					

OWNER INFORMATION

Owner Name:	
Owner Mailing Address:	
Owner Phone:	
Owner Email:	

CONTRACTOR INFORMATION

Company Name:	
Contractor Contact Name:	
Contractor Mailing Address:	
Contractor Phone:	
Contractor Email:	

I certify that all information contained in this application is accurate to the best of my knowledge and that a complete set of construction documents has been included with my application.

Applicant Signature _____ Date _____

APPLICATION IS INCOMPLETE WITHOUT ALL REQUIRED INFORMATION

REQUIRED INFORMATION FOR FARMSTEAD EXEMPTION

The following information is to be included with the Farmstead Exemption application:

1. Plumbing Exemption, approved by the plumbing inspector, if any plumbing is to be installed.
2. The applicant must be the owner of the property or their agent. Any appointed agent must have a Notarized letter from the owner designating the applicant as their agent.
3. Printout from the PVA Office (first floor of Courthouse) verifying the address and acreage.
4. Application indicating what is being built, size, foundation etc.
 - a. House- floor plan with all rooms labeled as to use, dimensions of all rooms and hallways, stairways, location of furnace, water heater, fire places, etc.
 - b. Footer plans
 - c. Cross section through a typical bearing wall, from footer to roof deck. Indicate dimensions and size of footing, foundation wall, anchor bolts, plates and sills, studs, sheathing, etc.
 - d. Roof and floor framing plan indicating size and spans of rafters and floor joists. If trusses, provide those specs.
5. A site plan showing the property lines and where the structure will be built.
6. A copy of the approved site evaluation for the septic system from the Health Department. An existing septic system must also have approval from the Health Department.
7. Completed farmstead application and both affidavits

AFFIDAVIT OF QUALIFICATION FOR FARMSTEAD EXEMPTION

STATE OF KENTUCKY

COUNTY OF _____

I, _____, being first duly sworn, state as follows:

1. I am the owner, or an authorized representative of the owner, of the property located at:

Parcel Identification Number(s): _____

2. I am requesting consideration of the above-referenced property for a Farmstead Exemption pursuant to applicable law and hereby certify that the information contained in this affidavit is true and correct.
3. I affirm that the property consists of at least ten (10) contiguous acres and is actively used for agricultural purposes, including one or more of the following:
 - ☐ Production of livestock
 - ☐ Production of livestock products
 - ☐ Production of poultry or poultry products
 - ☐ Growing of tobacco
 - ☐ Growing of crops
 - ☐ Timber production
4. I affirm that the agricultural use described above is a bona fide agricultural operation and is not merely incidental, recreational, or for personal enjoyment.
5. The agricultural activity conducted on the property includes the following (attach additional pages if necessary):

-
-
6. The property currently contains the following agricultural products, livestock, crops, or timber inventory:

-
-
7. To substantiate eligibility, I have attached copies of the following documentation, as applicable:

- ☐ Federal Schedule F (Profit or Loss From Farming)
- ☐ Farm Service Agency (FSA) records
- ☐ Agricultural exemption documentation
- ☐ Livestock purchase, sale, or veterinary records
- ☐ Crop sales receipts or contracts
- ☐ Timber management plan or timber sales documentation
- ☐ Agricultural lease agreement
- ☐ Other supporting documentation: _____

8. I understand that submission of this affidavit does not guarantee approval of the Farmstead Exemption and that the reviewing authority may request additional information or conduct a site inspection to verify compliance.
9. I acknowledge that any false statement contained herein may result in denial or revocation of the exemption and may subject me to penalties provided by law.

FURTHER AFFIANT SAYETH NAUGHT.

Property Owner / Affiant

Date: _____

STATE OF KENTUCKY

COUNTY OF _____

Subscribed and sworn before me by _____ on this ____ day of _____, 20____.

Notary Public

My Commission Expires: _____

FARMSTEAD EXEMPTION

AFFIDAVIT FOR FARMSTEAD EXEMPTION

Currently in Kentucky, there is a Farmstead Exemption under KRS 318.010(8) a homeowner can request. This exemption allows the farm owner to construct their home without obtaining a building permit. Without a building permit, the homeowner is not required to have construction inspections and thus will not receive a Certificate of Occupancy from this office. Many financial institutions and insurance policies may require a Certificate of Occupancy now or for future owners, and this office cannot issue a Certificate of Occupancy without a permit.

I have been advised and understand that if the property does not, in fact, meet the criteria previously described in the affidavit, it is not exempted as a "farmstead" and if the construction without permits and inspections is in violation of the Kentucky State Building Code, the property owner and anyone who works on the building project or is in charge of having other work on the building project may be subject to civil and criminal penalties provided by KRS 198B.990.

I, the undersigned, do hereby state that the building construction at:

is exempt from the building code under KRS 198B.060(1) and 815 KAR 7:120 & 125, and the following statements are true and correct:

1. The specific tract of land on which the building is constructed is qualified as a farm by registration as either agricultural land or horticultural land in the Harrison County PVA Office pursuant to KRS 132.0101; and
2. The building is situated on one lot consisting of at least 10 acres; and
3. The land and the building are located outside the corporate limits of a municipality; and
4. The building for which the exemption is requested is a dwelling or another type of building incidental to the operation and maintenance of the farm, it is not a commercial or public building that is not a regular workplace for ten (10) or more people or for the processing or storage of timber products; and
5. I have been informed that the Cynthiana-Harrison County-Berry Planning Commission and its successors will never be able to provide a certificate of occupancy for the building construction. All risk associated with that decision is assumed by the property/building owner.

I hereby CLAIM the farmstead exemption and REFUSE to comply with the provisions of the 2018 Kentucky State Building Code.

SIGNATURE: _____ DATE: _____
(Property Owner)

SIGNATURE: _____ DATE: _____
(Building Owner)

FARMSTEAD EXEMPTION



IDENTIFICATION OF ALL CONTRACTOR/SUB-CONTRACTORS

CONTRACTOR / SUB-CONTRACTOR	ADDRESS	PHONE
MAIN CONTRACTOR		
EXCAVATION		
FOUNDATION		
FRAMING		
ELECTRICAL		
PLUMBING		
MECHANICAL /HVAC		
INSULATION		
DRYWALL		
PAINTING		
ROOFING		
MASONRY/SIDING		
GUTTERING		
CABINETRY		
LANDSCAPING		
ADDITIONAL		
ADDITIONAL		
ADDITIONAL		

ALL CONTRACTORS AND SUBS MUST HAVE THE APPROPRIATE BUSINESS LICENSES FROM BOTH GOVERNMENT AGENCIES (IF APPLICABLE).

THIS LIST MUST BE SUBMITTED TO BUILDING INSPECTOR'S OFFICE AS SOON AS POSSIBLE – NO LATER THAN SCHEDULED FRAMING INSPECTION.

FAILURE TO TURN IN COMPLETE LIST CAN RESULT IN THE HOLDING OF A CERTIFICATE OF OCCUPANCY OR A STOP WORK ORDER FROM THE BUILDING INSPECTOR'S OFFICE.