



# Policy # 6302

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**Policy Title:** Agricultural Lease of MVC Owned Property

**Policy No.:** 6302

**Approval:** County Council

**Effective Date:** February 27, 2008

**Approved Date:** February 27, 2008

**Amended Date:** May 13, 2015

**Review Dated:** September 10, 2018

**Supersedes Policy No.:** F7Lease of County Property

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**Policy Statement:** Agricultural lands owned by Mountain View County may be leased

**Purpose:** To establish guidelines for leasing County owned property

**Principles:**

1. Leasing out County owned land generates revenue and reduces the cost of maintaining County owned parcels
2. County owned lease land will strive to adopt environmental best management practices



**Mountain View**  
C O U N T Y

## Procedure #6302-01

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Amended Date: September 14, 2022

Supersedes Procedure No.: F-7 Lease of County Property

### 1. Procedures

- 1.1 Lands to be leased may be advertised for lease by tender. The highest, or any tender, will not necessarily be accepted.
- 1.2 Leases will be by calendar year and for a period of three years with the exception of leases with non-profit associations that provide a benefit to the Community, unless otherwise determined by Council
- 1.3 Priority may be given to bona fide farmers owning lands contiguous to lands advertised.
- 1.4 Priority may be given to bona fide farmers paying taxes within Mountain View County.
- 1.5 Lease renewals do not have to be advertised by Council. The Lessee shall have the first right of refusal to renew the said lease at the discretion of Council, subject to all existing terms and conditions of an original lease and amendments thereto.
- 1.6 Existing improvements or improvements carried out by a Lessee on lands during a lease period shall become the property of Mountain View County at the expiration of the said three-year lease and/or renewal period, and the lessee shall have no resort to recompense or damages.
- 1.7 The Lessee shall be responsible to pay all taxes and/or rates which may be charged in respect of the said lease, for the continuance of the said lease in addition to the fixed rental.
- 1.8 The Lessees shall not sublet said lands, neither shall they place cattle in these pastures that are not of their ownership, nor enter into any form of agreement on same without the prior approval of Council, and any assignment without the consent of the Council is void.
- 1.9 Termination of the lease shall be by six months written notice by either party, except in cases of the said lease being in arrears of rental or taxes, which shall render the lease null and void.
- 1.10 County Council will determine lease rates for each property to be leased, prior to its lease and lease renewal.
- 1.11 Production loss damages due to Oil and Gas activity or other surface leases shall be directed to the Lessee, to compensate for lost pasture or cropland.

- 1.12 Erecting a secure perimeter fence or replacing perimeter fences that are beyond repair, as determined by Mountain View County, will be completed at the County's expense and in accordance with the Line Fence Act. All cross fencing and maintenance of perimeter fencing is the responsibility of the lessee.
- 1.13 An annual Report must be completed by all agricultural Lease holders prior to October 31, of each year.
- 1.14 The Agricultural Fieldman will evaluate grazing and crop management annually. In the event there are concerns with production, Mountain View County may provide written notice to remedy the issue by the Lessee. The Lessee may not be compensated for loss of use.
- 1.15 At all times during the term of the lease, the lessee is expected to use the land in a manner that reflects good land management practices to the satisfaction of Mountain View County.
- 1.16 The lessee shall be responsible for weed control on the demised land to the satisfaction of Mountain View County
- 1.17 If a solar livestock watering system is provided by Mountain View County the Lessee will be responsible for repair and maintenance of the system throughout the term of the lease. Including, but not limited to, replacement of batteries, floats, charge controllers, water pipes, electrical wire, fuses, etc.