

What is a fair rental amount?

Rental amounts vary. The best way to think of it is to break it down into what is being rented:

- Land
- Buildings
- Tractors, equipment?
- Is water included? Electric or gas? How is this billed to tenant?

Each has a different fair market rate.

- Nationally, [this page from Farm Bureau](#) has a good picture of how rents compare around the country. Rates are per acre per year.
- [This link has some older data by county in Pennsylvania from 2013](#) and most of the data is for non-irrigated land, but this can be helpful to see a ballpark figure. Newer data is not available unfortunately at the county level.
- *Competitive rental rates for Western Pennsylvania are usually between \$75 and \$250 an acre per year.*

Incentives

- Pennsylvania has a [tax rebate program for landowners](#) that rent or sell property or farm equipment to beginning farmers! An owner of agricultural assets is eligible for allocation of a tax credit equal to:
 - 5% of the lesser of the sale price or fair market value of the agricultural asset, up to a maximum of \$32,000; or
- 10% of the gross rental income of the first, second, and third year of the rental agreement, up to a maximum of \$7,000 per year

Resources

- **Land Rental Resources**
 - [Landowners Guide to Leasing Land](#)
 - [Farmland Rental Negotiations Factsheet](#)
 - [FINDING FARMLAND](#) - Leasing from Land Trusts
 - [Land Policy](#) Paper - 2020
 - [Farmland Leasing Tutorial](#)
 - [Managing Landlord-Tenant Relationships: A Strategic Perspective - FIC](#)
- **Capital & Grants**
 - FSA - [Microloan Programs](#)
 - [High Tunnel Initiative | Natural Resources Conservation Service](#)
 - Pa Dept Agriculture - [Urban Ag Grant](#)
 - [Get Funding and Support - Grow Pittsburgh](#)
- **Business Startup**
 - [A Guide to Farming in Pennsylvania: Planning](#)
 - [AgBiz Masters](#) - class on business basics
 - [Urban Ag Toolkit](#)
 - [Checklist for New Farms](#)
 - [SPIN Farming](#)
- **Soils**
 - [Farmland Assessment Checklist](#)
 - [NRCS Web Soil Survey](#)
- **Insurance**
 - [What is Farm Liability Insurance?](#)
 - [Garden Insurance - Grow Pittsburgh](#)