**Land Zoning, Permits, and Tax-Related Guidelines for Agritourism Operators in the Commonwealth of Virginia.**

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**Abstract**

The purpose of this review paper is to create a piece of one-stop communication about important land zoning and land use, permits and tax guidelines for farmers venturing into agritourism in the Commonwealth of Virginia, USA. It also examines and complements prior studies on the distribution of agritourism in Virginia. A systematic literature review is conducted. Foundational legal prerequisites for agritourism and other emerging factors for the distribution of agritourism in Virginia are identified. Farmers must invest in what they are legally expected of and also learn how best to protect themselves and their business from law infringement before and during agritourism operations. Additionally, the complementary findings of the factors of agritourism distribution can guide farmers strategically in Virginia. This review paper contributes to agritourism literature and demonstrates the relevance of safety and protection against avoidable liability. This article provides excellent grounds to begin conversations with specialists such as attorneys, tax analysts, and insurance companies who can help Virginia farmers assess risk and put their businesses on the best track.

**Keywords**: Agritourism; Commonwealth of Virginia; Land Zoning; Liability; Permits; Taxes.

**Paper type**: Systematic Review

# Introduction

Considering that 97% of Virginia farms are family-owned[[1]](#footnote-1) and face poor agricultural commodity prices, increasing production costs, industrialization, globalization, suburbanization, the elimination of government-supported agriculture programs, and the elasticity of commodities markets, prompted farm families to investigate the viability of alternative economic strategies to maintain the family farm (Doyle and McGehee 2002; Lobo et al. 1999; Weaver and Fennell 1997). These prevailing factors coupled with post COVID-19 crisis intensified the urgency to ensure strategies to keep family farms afloat. One such strategy that existed even before the COVID-19 pandemic is agitourism. Agritourism is viewed as a diversification opportunity for generating additional direct revenue for local businesses (Bernardino et al 2004). Getting involved in agritourism carries risks and responsibilities similar to those of other value-added businesses. Therefore, to address these issues this paper provides an overview of a single or one-stop file that shares legal, permits and tax guidelines that should be adhered to prior to and during the operation of agritourism businesses in Virginia State. Agritourism operation requires an initial time and capital investment. These resources have opportunity costs, thus using them for something other than one's core competency (such as farming, ranching, etc.) might have a detrimental effect on the farm operation. Therefore, for a successful agritourism operation, Keith et al (2002) emphasize that ‘There is the responsibility to follow a planning and permitting process that addresses land-use development, environmental health, public health and safety, licenses and taxes, and direct marketing’.

As a result of the inconsistent definitions of agritourism in many literature, the definition offered by the Code of Virginia and the Missouri Department of Agriculture are utilized in this study for their shared similarity and unambiguity. The Code of Virginia defines agritourism as, ‘Any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism whether or not participants paid to participate in the activity’ (Code of Virginia § 3.2-6400). The Missouri Department of Agriculture (2009) defines agritourism as, ‘visiting a working farm or any agricultural, horticultural, or agribusiness operation for the purpose of appreciation, enjoyment, education, or recreational involvement with agricultural, natural or heritage resources’. Such definitions imply that this kind of tourism may provide a broad range of services, including hospitality services (such as bed and breakfasts, food services, farmers markets, hosting-related weddings, private parties, and overnight stays of farms), farm-based recreational activities (such as fishing, horse riding, recreational self-harvest, and u-pick fruits or vegetables), agricultural education and training workshops with an emphasis on personal field experiences, and a variety of extractive (e.g., hunting) and non-extractive (e.g., nature observation) farm recreation activities (Barbieri and Mshenga 2008). An agritourism operation must first be a farm before anything else. The operations must include some products and services from the farm for sale or provide some form of farm life experience. These two definitions amongst many others fall within the four scopes of defining agritourism by the National Agricultural Law Center thus, ‘Regardless of the exact definition or terminology, any definition of agritourism should include the following four factors: combines the essential elements of the tourism and agriculture industries; attracts members of the public to visit agricultural operations; is designed to increase farm income; and provides recreation, entertainment, and/or educational experiences to visitors[[2]](#footnote-2)’. Labels such as agrotourism, farm tourism, farm-based tourism, and rural tourism are often used interchangeably with agritourism and each other (Barbieri and Mshenga 2008; Roberts and Hall 2001; Wall 2000). However, it is also clearly emphasized that agritourism is not synonymous with rural tourism, rather it is a more specialized subset of the concept of rural tourism (see also: Clarke 1999; Nilsson 2002). Agritourism operators seek to attract the general public and therefore in addition to the stated objective of this paper, the study also examines emerging factors that attract visitors and affect the distributional pattern of agritourism operations in Virginia.

# Materials and Methods

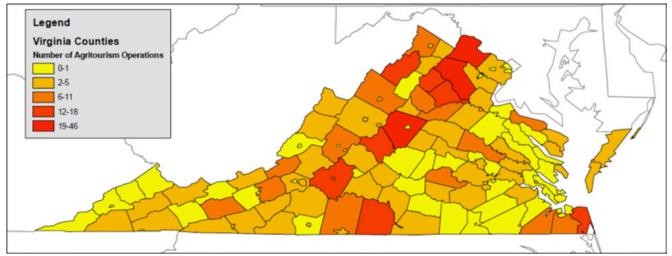
The researchers used a Systematic Literature Review (SLR) approach by rigorously searching Google Scholar, Web of Science, and Journal Storage (JSTOR). These three are frequently used databases by researchers across various disciplines. We limited the publication search dates between 1960 to June, 2023 thus articles published in the past sixty-three years. This period is enough to build our review and understanding from a convenient starting point in history through to the recent condition of our themes. In Google Scholar we used these broad keywords- “agritourism in the USA” (10,700 results) and “agritourism in the commonwealth of Virginia” (329 results). Google Scholar’s inclusive and unsupervised approach maximizes coverage. The keywords were refined for Web of Science- “guidelines for agritourism in the USA” (1 result) and “distribution of agritourism in the commonwealth of Virginia” (0 results). A set of source selection criteria used by skilled editors is what Web of Science relies on therefore their results are rather limited. Finally, for JSTOR- “agritour\*” (332 results), and “agritourism in the commonwealth of Virginia” (7 results). We reviewed the first twenty pages of all search results and found a total of forty-two potentially relevant articles. After the initial screening of the titles and reviewing of abstracts, a total of thirty-one studies were identified. We conducted a transparent quality evaluation of each article, combined all three sources, excluded duplicates, and ended up with twenty-two articles and four government websites that were befitting for this study. The researchers used backward citations searching where they found necessary.

**Results and Discussion**

Farm owners considering agritourism as a tool to sustain or expand farm profitability must examine the business model, entertainment options, operation logistics, and liability issues and coverage (Walker 2009). Being informed about and adhering to regulations and policies of agritourism is as important as every other factor that is put into consideration prior to operating an agritourism. These regulations may vary based on the location (country, region, state, county) in which the activities are operated. In general, these regulations may require the agritourism operator to obtain some permits or licenses, pay taxes, fees, implement some codes on health and safety, liability and insurance, and conform to some sets of environmental and social standards. Similarly, participants in agritourism must be aware of all regulations important to them. Some regulations express the rights, responsibilities and liabilities of agritourism operators and participants.

The Virginia Tourism Corporation, Virginia Department of Agriculture and Consumer Services (VDACS), and Virginia Cooperative Extension (VCE) collaborate to support the agritourism sector, which is one of the commonwealth's fastest-growing industries. The agritourism industry in Virginia is strong and expanding, according to a number of studies and papers that have recently been published by (Lucha et al. 2014; Chmura 2012). While a growing body of literature on agritourism development exists, more focused, organized research is needed to maximize the success of this particular form of rural tourism (McGehee and Kim 2004). According to the report by Magnini et al (2018), ‘There are approximately 1,400 establishments in Virginia that classify into the agritourism sector. Roughly 56% of these venues are open to the public throughout the year. In 2015 visitors to Virginia’s agritourism farm businesses spent an estimated $1.5 billion throughout the state’. Almost 17% of this sum was spent at agritourism sites; 83% was spent elsewhere in the Commonwealth, such as hotels and restaurants. The agritourism industry in Virginia contributed over $2.2 billion worth of additional economic activity in 2015. In spite of this growth, agritourism operations are challenged by the cost of and access to insurance and liability coverage, unpredictable weather, the seasonal nature of the operation, health and code inspections, the struggle to provide customer service to the sometimes not-so-agreeable public (Walker 2009) and poor patronage due to location.

This review paper complements prior studies by evaluating counties with relatively more agritourism operations in Virginia, identifying regions of emerging agritourism and outlining essential guidelines that must be observed in Virginia to protect agritourism operators from falling victim to civil and criminal liabilities. The information provided is not intended to constitute legal advice and should not be considered as such.

There are several possible explanations as to what makes certain regions more attractive to a small business operation than others (Lucha et al 2016).

*Figure 1: Distribution of agritourism operations in Virginia, 2013.*

*(Source: VDACS (2013b); Virginia Wine (2013); Pickyourown.org (2013); Extension agent correspondence, 2013)*

*Figure 1* above, portrays a dense number of agritourism operators in the North followed by Central and the Southern areas of Virginia state. The top household median income counties in Virginia are Loudoun, Fairfax, and Arlington, all of which are in Northern Virginia near Washington D.C. (U.S. Census Bureau 2013). The relatively high incomes favor the creation and patronage of agritourism in those areas. Again, their proximity and easy accessibility from the tourist environments of Washington DC attract tourists as well. Very often longer distances, poor transport networks and high transport costs from the origin to the destination have a negative impact on tourism flows. In Central Virginia, Nelson County is famous for its several wineries and natural surroundings for hiking, fishing which already attract visitors. The presence of the university community in Charlottesville, Albemarle County results in high populations that create a favorable factor that fosters agritourism.

The Commonwealth of Virginia is divided into ten tourism regions (see: Magnini et al 2018) as seen in *Figure 2* below. A careful study of *Figures 1 and 2* shows that in some counties in the following regions (Blue Ridge Highlands, Southern Virginia, Coastal Virginia, Central Virginia, Chesapeake Bay and Shenandoah Valley), and there are emerging and potential agritourism businesses where the communication below will be very vital for their success in this industry.

*A map of the state of virginia

Description automatically generated*

*Figure 2: Map of Virginia’s Tourism Regions (Source: Magnini et al 2018)*

## **Limited liability and insurance**

In 2006, there were more than 23,000 injuries to children who lived, worked, or visited a farm operation (Humann, et al. 2011). In 2014-2015, an estimated 11,942 injuries were reported from on- farm incidents[[3]](#footnote-3). The Safety in Agritourism Act establishes that as long as conspicuous warning signs, directional signs, and ‘off limit’ areas are posted as required in vantage points, an agritourism professional is not responsible for participant injuries or deaths caused by inherent risks of agritourism activities. The risks created by the activities carried out on farms might not be identified by generic warning signs and therefore cannot be fully realized with a ‘one size fits all’ approach. Written information in the language specified by the Department of Agriculture and Markets[[4]](#footnote-4) which directs the attention of all visitors to the warning signs, directional signs, and demarcated areas should be distributed to visitors. Additionally, a conspicuous warning to guests about their possible right to a refund should they at the commencement of their experience be unwilling to accept the inherent dangers of participating in on-farm activities or the obligations to exercise reasonable care placed on them. It is suggested that consent is given by signing by the participant or the participant's guardian before entry. Also, formally written contracts should be prepared for events. This ensures a clear understanding of agreements, record keeping, and proof for future reference if need be.

Except under the conditions outlined below no participant or participant's representative is allowed to bring a claim against or seek compensation from an agritourism professional for participant injury, loss, damage, or death. Any restriction on legal liability granted to an agritourism professional may otherwise be stipulated by law. The conditions that exempt an agritourism professional from limited liability are as follows:

* + Engages in behavior that demonstrates negligence, purposeful disdain for the participant's safety, or both, and such behavior directly results in the participant's harm, damage, or death.
  + Intentionally causes harm to the participant.
  + Has actual knowledge of, or reasonably should have known of, a dangerous condition on the property, in the buildings or equipment used in the activity, or the dangerous propensity of a specific animal used in such activity and fails to make the participant aware of the danger.

It is strongly recommended that agritourism operators collaborate with their insurance and legal experts and conduct a risk assessment to identify potential dangers to visitors specific to the farm in order to receive the best protection provided. Before adding any additional product or service on your farm, you need to contact your insurance agent and your lawyer first. Make sure you have a good, honest, working relationship with these professionals. You must be able to trust them with every aspect of your protection and your customers’ safety (Blacka et al 2009). If a careful and thorough assessment and recommendations are made by the insurer it is assumed that farmers are most likely to comply with standardizations and ordinances set by local governments concerning the safety of visitors on farms because the insurer reiterates the importance of observing ordinances. In addition, ensuring that the farm's insurance policy covers all agritourism activities and crops are important since every individual is subject to legal action and can be a party to lawsuits (Richardson 2018). The Agricultural Marketing Resource Center recommends that, ‘businesses avoid certain activities, use liability waivers, purchase insurance, practice good management techniques, train employees, and pay attention to the business’s legal structure to ensure its well-being[[5]](#footnote-5)’.

## **Land Zoning and Land Use**

In the Commonwealth of Virginia, there are resources available to help communities make equitable use of their land resources. Community planning, subdivision restrictions, construction standards, and zoning laws are a few of the techniques. According to the Code of Virginia, ‘zoning ordinances shall be for the general purpose of promoting the health, safety or general welfare of the public and of further accomplishing the objectives of § [15.2-2200](https://law.lis.virginia.gov/vacode/15.2-2200/)[[6]](#footnote-6)’. Rural zoning applies to county-controlled properties that are located outside of incorporated communities. The counties are allowed to zone if the local governing bodies find it useful. The state government does not dictate zoning ordinances. However, if a county chooses to use the authority granted, the zoning rule must adhere to the broad guidelines set forth in the enabling statute. Zoning legislation lays out the areas that may be zoned, the kinds of rules that may be imposed, and the steps that must be taken in order to adopt, alter, and enforce the regulations. Also, the present use and characteristics of a property, the comprehensive plan, the suitability of the property for different uses, and trends of development or change are all taken into account when zoning regulations and districts are created and implemented.

Generally, Virginia State is experiencing rapid population growth amid forces pushing it toward urbanization and industrialization. Johnson et al (2023) in a recent study said that, ‘Virginia’s population continued to grow between 2020 and 2022. The state’s population grew at a faster rate (0.6%) than the nation’s rate of growth (0.5%).’ Rural Virginia is no longer populated by farm people alone (Gibson 1966) but also by people from urban areas. There are gradual industrial, commercial, and residential expansion activities into the countryside, however the proximity of rural areas to urban cores and services may range from a few miles to hundreds of miles. Some people leave the countryside to work in cities thanks to vehicles and better incomes, but they still have the wherewithal to live in rural and suburban areas where they can benefit from open space and lower cost of living. On the demand side, increases in discretionary income and demand for more specialized forms of vacation experiences have stimulated growth for tourism and recreational activities in rural areas (Bernardo et al, 2004). Many urban and suburban populations seeking outdoor experiences rely on nearby parks, farms, and ranches to provide them with recreation, education, fresh local foods and products, and open space for social activities. The curiosity among urban and suburban populations to experience the rural setting and nostalgia connected with a working agricultural enterprise specifically drives interest in agritourism. In a Virginia agritourism study by Magnini et al (2018) they found that, ‘While visitation levels vary widely among venues, on average 5,356 visitors patronize each establishment per year.’ The activities of agritourism operators most often occur in nearby rural and/or suburban communities due to the zoning and land use regulations. Bernardo et al (2004) share a similar report that, ‘Agritourism enterprises have typically occurred in small pockets of activity in agricultural production regions of close proximity to metro areas or other tourist destinations.’

In their zoning guidelines, counties in the Commonwealth of Virginia have the authority to establish agricultural districts including agritourism, and several have already done so. It is worth remembering that administrative requirements and procedures may vary slightly even amongst counties in the same state. It is highly recommended that if you are unsure about any part of the process, consider consulting with a professional familiar with local zoning regulations or hiring a land use attorney to guide you through the permitting process. Therefore, for people looking forward to becoming agritourism operators, the general guidelines below can help one obtain a zoning and land use permit in the Commonwealth of Virginia.

### ***Step 1: Planning and Investigation***

Find out what precise agritourism usage or activity you intend to carry out on the property. The zoning district of your property and the permitted uses can be determined by researching and reviewing the local zoning ordinance. The website and office of the planning department of the county where the property is located often have this information.

### ***Step 2: Inquire with the office of the local planning department***

Contact the city or county where your property is located and ask to be put in touch with the local planning department. Inquire about the precise requirements to obtain zoning or land use permission for your intended agritourism activity in that area. If a special use permit is needed, the zoning officer will also discuss that.

### ***Step 3: Submit an application***

Find the necessary application forms on the planning department's website or in person. Ensure that the application form is accurate and filled out. Prepare any required paperwork, such as site plans, drawings, or descriptions of the proposed activity.

### ***Step 4: Application review***

Submit to the planning department the completed application together with the required documents. The application will be examined by the planning department to make sure it conforms with all zoning regulations and other pertinent criteria.

### ***Step 5: Public Notice and Review***

Depending on the scope of the agritourism activities, there may be a public notice period during which time the owners of nearby properties are made aware of the intended activities and given the chance to give their feedback. Additionally, certain activities would need to be evaluated by appropriate boards, commissions, or advisory bodies.

### ***Step 6: Permit Approval***

A zoning or land use permit will be given if your application satisfies all of the requirements.

### ***Step 7: Conditions and Fees for Permits***

There may be requirements or limitations attached to the permission that must be adhered to. Pay the permit's accompanying fees, if any. Fee structures can vary depending on the agritourism project type and location.

### ***Step 8: Inspection and Compliance***

You might need to go through inspections, depending on your project, to make sure regulations and approved blueprints are being followed.

## **Taxes**

To put the significance of agritourism as a source of state revenue and income to agritourism operators into perspective, consider the study by Magnini et al (2018) where they found that, ‘Economic activity stimulated by Virginia’s agritourism sector generated approximately $134.7 million in state and local tax revenues during 2015. In terms of wages and income, the economic activity spawned by Virginia’s agritourism sector was responsible for roughly $839.1 million in wage and salary income in 2015.’ Income sources available to agritourism operators vary and usually revolve around the type of agritourism. Some of these income sources include U-pick, event fees, farm products (fresh and processed), farm stay, photo sessions, classes, tastings, culinary experience, activity and games fees, entrance or tour fees, coin-operated amusement machines, and many more. One way by which state revenue is generated is through taxes. As a flourishing sector of rural tourism, the taxes from the agritourism industry are substantial for local and federal development. Depending on the county and peculiarities of the agritourism business, running an agritourism operation may involve a number of tax considerations which the agritourism operator is obliged by law to register and comply with unless the operator qualifies for exemptions such as the sales tax agricultural exemption[[7]](#footnote-7) (see: [*Va. Code* § 58.1-609.2](https://law.lis.virginia.gov/vacode/title58.1/chapter6/section58.1-609.2/)). When running an agritourism business in the Commonwealth of Virginia, you might need to take into account a few common forms of taxes, such as: state income tax, retail sales tax on accommodation, sales and use tax, personal property tax, communications tax, digital media fee, grocery tax, excise tax, miscellaneous taxes, employment tax[[8]](#footnote-8), and several others that may be county-specific such as amusement tax and admission tax[[9]](#footnote-9).

In general, it is worth knowing that the retail sales and use tax does not apply to things like farm supplies, equipment, and items used for agricultural production. For example, any agritourism operator whose primary farm activities involve commercial tree farming or fishing is eligible for the agricultural exemption since the production of trees (such as Christmas trees) and fish for sale or resale are all considered to be ‘agricultural production’. This exemption does not include materials for building structures. Starting from July 1, 1979, the tax also does not apply to certain personal property used for farming when sold to farmers. However, personal or family purchases are not exempted. Farmers need a special certificate to claim these exemptions, but those not actively selling agricultural products cannot claim them[[10]](#footnote-10). A farmer who sells tangible personal property at retail on a regular basis must register as a dealer, collect the tax payable on retail sales, and pay it. The tax is levied on farmers' or peddlers' routine or recurrent sales of farm goods at a public market, a roadside stand, a farm, or any other location.

In summary, it is imperative to consult with an attorney or accountant who is familiar with the local tax laws in the county where the agritourism business is located. Based on the location, and activities of the business, these professionals can offer customized advice to you. Additionally, it is necessary to be informed about any modifications to tax rules or regulations that may have an impact on agritourism businesses.

## **Licenses, Codes and Permits**

Codes are established for agritourism to ensure the well-being of visitors, the protection of the environment, and the responsible operation of agritourism businesses. These codes include safety protocols, health standards, environmental considerations, and ethical practices. Agritourism operators must comply with multiple county requirements and obtain clearances, permits, and licenses to meet certain conditions. However, the regulations for various operations vary by county, and some agritourism activities in some counties require inspections instead of permits or licenses. Keith et al (2002) study on the perceived problems that farmers and ranchers in California interested in diversifying with agritourism revolved around the permitting system, regulations, and expense. It could be cumbersome, especially depending on the location and type of agritourism activities intended. Some of the important and common licenses and permits to operate agritourism in Virginia are;

### ***Business License***

To run any kind of business, including agritourism, most governments want a general business license. With the aid of this license, you are able to operate legally in that territory.

### ***Virginia Food and Drink Law (Permit for Home and Commercial Kitchen-Based Businesses)***

The authority and responsibility for inspecting all facilities that produce, sell, expose, or provide food and drink goods for sale is established under Code of Virginia 3.2-5100. The Virginia Department of Health (VDH) is in charge of inspecting restaurants, as well as any other establishments including agritourism farms where food or edible product is made or served to the general public, whether on or off the premises, in accordance with Code of Virginia [§ 3.2-5100](https://law.lis.virginia.gov/vacode/title3.2/chapter51/section3.2-5100/)[[11]](#footnote-11) (see also: § [3.2-5145.1](https://law.lis.virginia.gov/vacode/3.2-5145.1/)). There are two options in Virginia for selling handmade cuisine- Home and Commercial Kitchen-Based Businesses[[12]](#footnote-12). The Home Kitchen Food Processing Exemptions have very few regulatory requirements. However, there are restrictions on the kind of foods that cottage food producers can sell and where they can sell them. Specifics are offered by the Virginia Department of Agriculture and Consumer Services (see: [§ 3.2-5130](https://law.lis.virginia.gov/vacode/title3.2/chapter51/section3.2-5130/))[[13]](#footnote-13). The second way for Virginians to sell their home-cooked meals is to establish a ‘Home Food Processing Operation.’ Although there are no venue or sales restrictions, there is a large amount of paperwork to be completed before a cottage food producer may begin selling. The name, physical address, and phone number of the person who prepared the food, as well as the date the food was processed, must be listed on the labels that are attached to the packages of items made by Virginia's cottage food producers. The name of the product, the net weight, an ingredient list, and ‘possibly’ nutritional information must all be included on labels. Additionally, labels must read ‘NOT FOR RESALE - PROCESSED AND PREPARED WITHOUT STATE INSPECTION.’

### ***Administrative Permit***

An administrative permit for agritourism is only required when the property is 80 acres or greater and the number of attendees exceeds a total of 350 per day[[14]](#footnote-14). This is applicable in some counties like Fairfax.

### ***Virginia Uniform Statewide Building Code***

The Virginia Uniform Statewide Building Code (USBC) -’Building Code’ and its associated regulations play a critical role in ensuring that buildings are constructed to a certain level of quality and safety. The codes cover various aspects of construction, including structural integrity, fire safety, plumbing, electrical systems, accessibility, energy efficiency, and more (see: Virginia Code 36-97 and Virginia Administrative Code (VAC) 13VAC5-63-200 Chapter 2.). Currently, it appears to be premature to legislate the application of existing building codes or to develop legislation for any specialized building codes (Siebel and Walker, 2018). In Virginia, farmers insist that they are not compelled to comply with the building codes of retail and industrial buildings codes. The safety and security of visitors and employees are very important and therefore presents this issue as a prime concern for discussion between local authorities and agritourism operators.

### ***Special Event Permits***

Activities included in an agritourism operation that has no connection to farming or the farm's buildings, equipment, fields, etc, and is non-agricultural, which may require getting a special event permit, include amusement rides, weddings and concerts. An application for any special event permit shall be made to the county administrator or his designee, accompanied by or not accompanied by a nonrefundable processing fee depending on the nature of the event at a reasonable time period (not less than thirty (30) days nor more than six (6) months) prior to the date of the event.

# Conclusion

In conclusion, the comprehensive guidelines on regulations and policies for agritourism operators presented in this document serve as a robust framework to navigate the complex landscape of agritourism while ensuring sustainable growth, responsible practices, and harmonious coexistence with local communities. These guidelines encapsulate a synergy of principles derived from both regulatory frameworks and industry best practices, aiming to strike an equilibrium between fostering entrepreneurial endeavours and preserving the integrity of communities in the Commonwealth of Virginia. The multifaceted nature of agritourism demands an adaptive approach to regulation, one that acknowledges the diversity of activities within the industry while upholding overarching objectives of health and safety, environmental stewardship, and authentic guest experiences.

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1. Source: 2021 USDA Census of Agriculture, 2016 survey data from NASS and the Economic Research Service (ERS) [↑](#footnote-ref-1)
2. [https://nationalaglawcenter.org/overview/agritourism/](https://nationalaglawcenter.org/overview/agritourism/%20) (Last Accessed: 9th August, 2023) [↑](#footnote-ref-2)
3. NIOSH (2016). Analyses of the 2014 Childhood Agricultural Injury Survey (CAIS). Morgantown WV: U.S. Department of Health and Human Services, Public Health Service, Centers for Disease Control and Prevention, National Institute for Occupational Safety and Health, Division of Safety Research. (Last accessed 9th August, 2023) <https://www.marshfieldresearch.org/Media/Default/NFMC/PDFs/2016-Child-Ag-Injury>Fact-Sheet.pdf. [↑](#footnote-ref-3)
4. **BEFORE STARTING YOUR ON-FARM ACTIVITY, YOU ARE REQUIRED TO READ THE POSTED WARNING TO VISITORS AND VISITOR RESPONSIBILITIES SIGNS TO LEARN ABOUT:**

   * The risks inherent to participating in on-farm activities; and
   * Your responsibilities when participating in the activities on this working farm.

   [↑](#footnote-ref-4)
5. https[://www](http://www.agmrc.org/commodities-products/agritourism).ag[mrc.org/commodities-products/agritourism](http://www.agmrc.org/commodities-products/agritourism) [↑](#footnote-ref-5)
6. <https://law.lis.virginia.gov/vacode/15.2-2200/> (Last Accessed: 9th August, 2023) [↑](#footnote-ref-6)
7. <https://law.lis.virginia.gov/vacode/title58.1/chapter6/section58.1-609.2/>(Last Accessed: 9th August, 2023) [↑](#footnote-ref-7)
8. <https://www.irs.gov/forms-pubs/about-publication-51>(Last Accessed: 9th August, 2023) [↑](#footnote-ref-8)
9. See these sites for more details about the taxes: <https://www.tax.virginia.gov/>and <https://www.irs.gov/> (Last Accessed: 9th August, 2023) [↑](#footnote-ref-9)
10. <https://law.lis.virginia.gov/admincode/title23/agency10/chapter210/section50/> (Last Accessed: 9th August, 2023) [↑](#footnote-ref-10)
11. <https://law.lis.virginia.gov/vacode/title3.2/chapter51/section3.2-5100/>(Last Accessed: 9th August, 2023) [↑](#footnote-ref-11)
12. <https://www.vdacs.virginia.gov/dairy-kitchen-food-services-businesses.shtml>(Last Accessed: 9th August, 2023) [↑](#footnote-ref-12)
13. <https://law.lis.virginia.gov/vacode/title3.2/chapter51/section3.2-5130/>(Last Accessed: 9th August, 2023) [↑](#footnote-ref-13)
14. <https://www.fairfaxcounty.gov/planning-development/zoning/agritourism>(10th August, 2023) [↑](#footnote-ref-14)