

# Farm Lands Residential or Commercial

Property Type	Residential or Commercial Policy?
<p><b>Residential Dwelling - Under 2 Acres:</b> Residential dwelling up to 6 units on the property. It does not matter if there are commercial operations or income being generated.</p>	Residential
<p><b>Residential Dwelling- Over 2 Acres:</b> Residential dwelling up to 6 units on the property. No Commercial operations or the income being generated is not the owner's primary business income. Purchase agreement or credit agreement is on a residential form and the transaction is related to the residential dwelling located on the property.</p>	Residential
<p><b>Examples:</b></p> <ul style="list-style-type: none"> <li>🏠 Renting a portion/section of the land to another individual to farm the land;</li> <li>🏠 Insured considers the property to be a hobby farm;</li> <li>🏠 Purchase agreement is for the residential dwelling; or</li> <li>🏠 Refinance is related to the residential dwelling.</li> </ul>	
<p><b>Commercial Operations with Residential Dwelling - Over 2 Acres:</b> Property is mainly used for commercial operations, even if there is a residential dwelling on the property. Purchase agreement or credit agreement is on a commercial form and property is being purchased to run a business or financing is related to business operations. Title may be in the name of a corporation.</p>	Commercial
<p><b>Examples:</b></p> <ul style="list-style-type: none"> <li>🏠 Large dairy farm that supplies grocery stores.</li> <li>🏠 Purchase or credit agreement is on a commercial or agricultural form and relates to the purchase of a dairy farm operation or financing is for a purpose related to the acquisition or operation of the dairy farm.</li> </ul>	
<p><b>Farm Buildings - No Residential Dwelling:</b> Property is used for commercial operations and there is no residential dwelling. Property may contain barns, sheds, silos etc. The purchase agreement or credit agreement is on a commercial form and the property is being purchased to run a business or financing is related to business operations. Title may be in the name of a corporation or individual. It does not matter if the land is over or under 2 acres.</p>	Commercial
<p><b>Vacant Land Zoned Agricultural</b></p>	Commercial
<p><b>Vacant Land Zoned Residential:</b> Sold to a developer/purchaser with the intention of developing a residential dwelling with up to six units on the property.</p>	Residential
<p><b>Vacant Land Zoned Residential or Commercial:</b> Sold to a developer with the intention of developing a residential dwelling with more than six units on the property.</p>	Commercial
<p><b>Examples:</b></p> <ul style="list-style-type: none"> <li>🏠 Housing subdivision;</li> <li>🏠 Condominium/strata property; or</li> <li>🏠 Commercial building/development.</li> </ul>	

**This document is intended to provide general information on Title Insurance. For specific details regarding policy coverage, exceptions, and exclusions, please contact us for copies of the complete title insurance policy. Known title and survey defects are subject to underwriting review and approval.**