

For: State and County Offices

Provisional County-Average Rental Rates to Determine CRP SRR's for FY 2026

Approved by: Acting Deputy Administrator, Farm Programs



1 Overview

A Background

SRR's (Soil Rental Rates) are soil-specific rental rates used to calculate the payment rate for CRP cropland offers and contracts. County-average rental rates are used to calculate SRR's for cropland. The Cash Rents and Leases Survey administered by the National Agricultural Statistics Service (NASS) generates county-average dryland cash rent estimates, which are the foundation for establishing a county-average cropland rental rate for CRP.

Subject to Farm Bill authorization, FSA annually updates county-average rental rates and SRR's to ensure CRP payment rates are set at an amount that encourages enrollment of eligible land and does not adversely impact the cropland rental market. When county NASS data is not available, provisional county rates are established using the 6 closest counties with NASS rates.

FSA STC's and CREP partners may propose an alternative county-average rental rate according to this notice. It is preferred that STC's and CREP partners agree on a single alternative rental rate for each applicable county, but STC's and CREP partners may each submit a different proposed alternative rental rate for an applicable county if they cannot come to agreement.

Note: For the purpose of this notice, a CREP partner is a State or a political subdivision of a State, Tribal, or nongovernmental organization that entered into a CREP agreement with USDA.

<p>Disposal Date</p> <p>September 1, 2026</p>	<p>Distribution</p> <p>State Offices; State Offices relay to County Offices and CREP Partners</p>
--	--

Notice CRP-1065

1 Overview (Continued)

B Purpose

This notice:

- announces that FY 2026 county-average cropland rental rates will be updated using 1 of the following:
 - FY 2025 NASS Cash Rent and Leases Survey-based estimates for non-irrigated cropland
 - an alternative rental rate, if determined appropriate, with adequate justification
- announces that FY 2026 irrigated rental rate for the county for CREP agreements that authorize the use of an irrigated rental rate will be updated using 1 of the following:
 - FY 2025 NASS Cash Rent and Leases Survey-based estimates for irrigated cropland
 - an alternative rental rate, if determined appropriate, with adequate justification
- provides policy for STC's and CREP partners to propose an alternative county-average non-irrigated cropland rental rate and alternative irrigated cropland rental rate, if applicable.

2 Reviewing Rental Rates

A National Office Posting of Provisional County-Average Non-Irrigated and Irrigated Cropland Rental Rates

The National Office posted the provisional non-irrigated and irrigated cropland rental rates for STC and CREP partner review in the “**2026 - Provisional Rates**” folder on the Conservation Division (CD) SharePoint at [2026 Provisional Rates](#).

Note: Access to this SharePoint is limited to State Office Conservation Specialists.

Notice CRP-1065

2 Reviewing Rental Rates (Continued)

A National Office Posting of Provisional County-Average Non-Irrigated and Irrigated Cropland Rental Rates (Continued)

Each State will have a separate spreadsheet that has:

- a single tab for non-irrigated cropland county-average rental rates if there is no CREP agreement in the State that authorizes irrigated rental rates
- separate tabs for each of the following if there is a CREP agreement that authorizes irrigated rental rates for land enrolled through the CREP agreement:
 - non-irrigated cropland county-average rental rates
 - irrigated rental rates for the applicable counties.

The spreadsheet tab for non-irrigated cropland includes the FY 2025 approved county-average non-irrigated cropland rental rate and the FY 2026 provisional non-irrigated cropland rental rate based on the NASS survey. The spreadsheet provides a column for each of the following:

- FIPS
- State
- County
- FY 2025 Approved County Rate
- FY 2026 Provisional County Rate
- FY 2026 Alternative Rate.

Important: When 2025 county NASS data is not available, provisional county rates for FY 2026 have been established using the 6 closest counties with NASS rates. Applicable counties have been highlighted in the spreadsheet.

FIPS	STATE	COUNTY	2025 Approved County Rate	2026 Provisional County Rate	2026 Alternative Rate	*2025 approved county rate and 2026 provisional county rates do not include the inflationary adjustment percentage or any other incentives. Provisional county rates for 2026 established using the NASS county rate when available, or the 6 closest counties with a NASS rate if there is no published county rate. Highlighted when 2026 county NASS data is not available.
8001	Colorado	Adams	24	20		
8003	Colorado	Alamosa	22	23		
8005	Colorado	Arapahoe	16	14		
8007	Colorado	Archuleta	22	29		

Note: The FY 2025 approved county rate and FY 2026 provisional county rates do not include any proration, incentives, or other adjustments.

Notice CRP-1065

2 Reviewing Rental Rates (Continued)

A National Office Posting of Provisional County-Average Non-Irrigated and Irrigated Cropland Rental Rates (Continued)

The spreadsheet tab for **irrigated** cropland includes the FY 2025 approved irrigated cropland rental rate and the FY 2026 provisional irrigated cropland rental rate based on NASS data.

Irrigated rates are only applicable when there is an approved CREP agreement in effect that authorizes the use of an irrigated rental rate. Therefore, only spreadsheets for States with an existing CREP agreement that authorizes an irrigated rental rate will include this tab. If applicable, the spreadsheet provides a column for each of the following:

- FIPS
- State
- County
- FY 2025 Approved County Rate
- FY 2026 Provisional County Rate
- FY 2026 Alternative Rate.

Important: When 2025 county NASS data is not available, provisional county rates for FY 2026 have been established using the 6 closest counties with NASS rates. Applicable counties have been highlighted in the spreadsheet.

FIPS	STATE	COUNTY	2025 Approved County Rate	2026 Provisional County Rate	2026 Alternative Rate	*2025 approved county rate and 2026 provisional county rates do not include the inflationary adjustment percentage or any other incentives. Provisional county rates for 2026 established using the NASS county rate when available, or the 6 closest counties with a NASS rate if there is no published county rate. Highlighted when 2025 county NASS data is not available.
20001	Kansas	Allen	66	64		
20003	Kansas	Anderson	71	63		
20005	Kansas	Atchison	126	135		
20007	Kansas	Barber	48	43		

Note: The FY 2025 approved county rate and FY 2026 provisional county rates do not include any proration, incentives, or other adjustments.

Notice CRP-1065

2 Reviewing Rental Rates (Continued)

B State Office Review and Sharing of FY 2026 Provisional Rental Rates

State Offices will:

- download the spreadsheet for their respective State from the SharePoint site specified in subparagraph A
- review the FY 2026 provisional:
 - non-irrigated cropland rental rate for each county
 - irrigated cropland rental rate for each county (if applicable)

Note: When 2025 county NASS data is not available, provisional county rates for FY 2026 have been established using the 6 closest counties with NASS rates. Applicable counties have been highlighted in the spreadsheet.

- review provisional county rental rates established using the 6 closest counties with NASS rates and determine if the rate aligns with the actual county rental rates
- determine whether STC will propose an alternative county-average non-irrigated or irrigated rental rate for any county in the State
- provide the applicable FY 2025 approved and FY 2026 provisional rental rates to the CREP partner within 5 business days from the date of this notice

Important: State Offices will only provide the CREP partner with the FY 2025 approved and FY 2026 provisional county-average rental rates for counties included in the CREP project area of the applicable approved CREP agreement. State Offices will not share any data with the CREP partner for any county not in the CREP project area, if there is no approved CREP agreement, or the CREP agreement has ended. See subparagraph 3 D.

- provide the applicable FY 2025 approved and FY 2026 provisional rental rates to County Offices within 5 business days from the date of this notice.

Notice CRP-1065

2 Reviewing Rental Rates (Continued)

B State Office Review and Sharing of FY 2026 Provisional Rental Rates (Continued)

State Offices will allow County Offices to:

- review the FY 2025 approved and FY 2026 provisional non-irrigated and irrigated cropland rental rates
- propose an alternative non-irrigated and irrigated cropland rental rate for the county if:
 - all the requirements in paragraph 3 are met
 - County Committee (COC) concurs with the proposed alternative rental rate
- submit proposed alternative rental rates and adequate supporting documentation to the State Office that allows sufficient time for:
 - STC to review the proposed alternative rental rates and supporting data
 - STC to determine if it concurs with the proposed alternative rental rates
 - State Office to submit proposed alternative rental rates to the National Office by close of business (COB) **October 24, 2025**.

State Offices will submit FY 2026 proposed alternative rates and required supporting documentation on the CD Policy SharePoint site at [2026 Provisional Rates](#) by **COB October 24, 2025**.

3 Proposing Alternative Rental Rates

A Opportunity to Propose Alternative Rental Rates

COC's, STC's, and CREP partners may propose alternative county-average non-irrigated rental rates and irrigated cropland rental rates, if applicable, when adequate justification supporting the alternative rental rate is provided according to subparagraph C. If COC's, STC's, or CREP partners do not propose an alternative rental rate, the FY 2026 provisional rental rates will be used to determine FY 2026 SRR's for the county.

State Offices will not submit any proposed alternative rental rate that COC or STC has not agreed to or for which adequate justification is not provided.

Exception: STC's and CREP partners must submit a proposed alternative county-average rental rate for applicable county. If STC's and CREP partners cannot agree on a single proposed alternative rental rate, State Offices must submit both proposed alternative rental rates for review.

3 Proposing Alternative Rental Rates (Continued)

A Opportunity to Propose Alternative Rental Rates (Continued)

See subparagraph D for information on obtaining and proposing alternative rental rates from CREP partners.

STC's must meet all deadlines and requirements in this paragraph to propose alternative rental rates. DAFP will review and consider each request for an alternative rental rate on a case-by-case basis. Proposals that do not meet all requirements and deadlines may not be considered.

B Deadline to Propose Alternative Rental Rates and Documentation

By **COB October 24, 2025**, State Offices will submit FY 2026 proposed alternative rates and required supporting documentation on the CD Policy SharePoint site at [2026 Provisional Rates](#).

Note: Access to this SharePoint is limited to State Office conservation specialists.

On the page:

- add a new State folder (“<State Name>”) to the “**FY26 Proposed Alternative Rates**” folder
 - upload the following to the State folder:
 - the updated spreadsheet, named “<State abbreviation>_Proposed Rates”, with proposed alternative rental rates for each applicable county
- Example:** “IL_Proposed Rates” for Illinois.
- State Office memo proposing alternative rates
 - supporting documentation for all proposed alternative rental rates, according to subparagraph C.

Notice CRP-1065

3 Proposing Alternative Rental Rates (Continued)

C Requirements for Proposed Alternative Rental Rate Documentation

Proposals for alternative rental rates submitted according to subparagraph B must:

- explain why the provisional rate does not reflect current market conditions
- describe the analysis, including any formulas, used to determine the alternative rental rate in sufficient detail
- include all data on which the proposed alternative rental rate is based.

The strength of the case and the quality of the approach will be considered when determining acceptability of the proposed alternative rental rates.

State Offices will maintain copies of all documentation used to propose alternative rental rates until notified otherwise. All documentation used is subject to audit.

Proposed alternative rental rates will be based on one or more of the following:

1. Average of FY 2025 cash rents from a random sample of cash leases for land physically located within the county for which the proposed alternative rental rate is requested. The cash leases used to support a proposed alternative rental rate must:
 - be for land physically located throughout the county, not just 1 portion of the county
 - be between unrelated parties
 - clearly identify the amount paid for the leasing of the cropland only
 - be for, or include, the 2025 crop year
 - contain at least 10 lease agreements
 - clearly identify whether the cropland leased is irrigated or non-irrigated.

Important: Cash leases with the rental rate amount, location of the cropland, or lease/lessor redacted will not be considered.

Copies of all leases used to support the proposed alternative rental rate **will** be submitted to the National Office by uploading copies of the leases to the applicable “FY26 Proposed Alternative Rates” State folder. See subparagraph 3 B.

3 Proposing Alternative Rental Rates (Continued)

C Requirements for Proposed Alternative Rental Rate Documentation (Continued)

2. FY 2025 cash rent estimate from a published survey administered by a State academic institution. Published surveys used to support a proposed alternative rental rate, at a minimum, must include:

- point estimate from the survey
- number of respondents on which the point estimate is based
- standard error of the point estimate
- criteria used to determine participation in the survey
- specific county(s) to which the estimate applies.

Note: A letter of support from a State economist from the academic institution administering the survey, that explains why the survey is superior to the NASS survey, is strongly recommended.

Example: A survey of FY 2025 cash rents published by a State land-grant university which includes the required information.

3. The simple average of the provisional rental rates for all counties that share a boundary with the county for which an alternative rental rate is being proposed. The proposal must include:

- an explanation of why the counties are similar, including but not limited to:
 - crop yield data
 - soil types
 - climate
 - topography
 - crops grown

Note: If the alternative rental rate is an irrigated rate, include the availability and use of irrigation water.

- calculation used to determine proposed alternative rental rate
- letter of support from the State soil scientist

3 Proposing Alternative Rental Rates (Continued)

C Requirements for Proposed Alternative Rental Rate Documentation (Continued)

4. A model supported by a State economist using available price, yield, land value, rent, and other data to predict the cash rent.

Note: In all cases, a letter of support from a State economist is strongly recommended.

Models may include, but are not limited to, the following.

Share Rent Equivalent Model:

- typical crop rotation in county must be identified
- collect an average for most recent 3 years of price and yield data such as:
 - NASS marketing year average prices for the State
 - NASS county yields where available
 - Risk Management Agency (RMA) transitional yields (T-Yields).
- identify the typical amount shared by operator when only income is shared (not costs)
- multiply share, price, and yield for each year of rotation and average across years.

Irrigated Rent Equivalent Model:

Subtract from NASS irrigated cash rent, all irrigation-related costs incurred by landowner, such as land prep, well drilling, and pumping equipment, which are available from NASS' Irrigation and Water Management Survey.

Farm Budget Model:

- Calculate the residual the tenant has left for rent by calculating total income (crop price times yield) and subtracting operating labor and amortized equipment costs, along with an estimate of the returns to management.
- Typical rotation must be identified.
- Average crop prices and yields for 3 most recent years.

Return on Investment (ROI) Model:

- Typical current land value for county, excluding buildings/infrastructure, is required.
- The typical county land value must be multiplied by an ROI based on the ratio of NASS State-level land value and cash rent estimates.

Notice CRP-1065

3 Proposing Alternative Rental Rates (Continued)

D Proposed Alternative Rental Rates from CREP Partners

CREP partners may propose alternative county average dryland and irrigated cropland rental rates, if applicable, for only those counties located within the approved CREP project area. This includes counties where only a portion of the county is within the approved project area.

Important: CREP partners may propose an alternative irrigated cropland rental rate only when there is an approved CREP agreement in effect authorizing the use of irrigated rental rates.

State Offices will, for States with an existing approved CREP agreement:

- provide a copy of this notice to CREP partner
- provide the CREP partner with the applicable FY 2025 approved and FY 2026 provisional rental rates for only the counties included in the CREP project area of an existing approved CREP agreement
- inform the CREP partner of the deadline for submitting proposed alternative rental rates and adequate supporting documentation to the State Office that allows sufficient time for:
 - STC to review the proposed alternative rental rates and supporting data
 - STC to determine if it concurs with proposed alternative rental rates
 - State Office to submit proposed alternative rental rates to the National Office by **COB October 24, 2025**.

The CREP partner must provide adequate supporting documentation, according to subparagraph C, for all proposed alternative rental rates.

STC must review all CREP partner proposed alternative rental rates and supporting documentation. STC and CREP partners must submit one proposed alternative rental rate for applicable counties. If STC and CREP partner cannot agree on a single proposed alternative rental rate, then the State Office must submit both alternative rental rates for review. State Offices will submit CREP partner proposed alternative rental rates to the National Office only if supporting documentation meets the criteria in subparagraph C.

State Offices will notify CREP partner whether the CREP partner's proposed alternative rental rates were submitted to the National Office.

Notice CRP-1065

4 Posting and Effective Date

A Posting

When finalized, the National Office will post the updated county average rental rates on CD's SharePoint website according to subparagraph 2 A.

B Effective Date of SRR's

The existing SRR's will continue to be used until updated. The updated SRR's will not be effective until a subsequent notice is published announcing their availability. That notice will also provide instructions on how and when County Offices are to post new SRR's. State and County Offices must not share the final SRR's publicly until instructed to do so.

5 Action

A State Office Action

State Offices will:

- follow the provisions in this notice
- provide the applicable FY 2025 approved and FY 2026 provisional rental rates to County Offices within 5 business days from the date of this notice
- provide a copy of this notice and applicable FY 2025 approved and FY 2026 provisional rental rates to CREP partners within 5 business days from the date of this notice
- submit questions to fsa.conservation@usda.gov, or Joy Alspach, CRP Program Manager.

B County Office Action

County Offices will:

- follow the provisions in this notice
- submit questions to their applicable State Office program specialist.