

Right to Farm Resource List

The Berkshire County Board of REALTORS Office contacted all City/Towns in Berkshire County with Right to Farm bylaws that require a Right to Farm disclosure to be executed and submitted to the town. We have made a standard disclosure form available and no towns have rejected the use of this form.

Realtors Best Practice for Handling Right to Farm Disclosures

STEP 1) Seller's agents should note if the property is located in a Right to Farm community in the MLS. Talk to your seller about providing this disclosure form to buyers at the purchase and sale time, as outlined in your Exclusive Right to Sell agreement.

STEP 2) Buyer's agents should make special note of the Right to Farm status as disclosed in the MLS and explain that they may be exposed to farm activities (smells, tractors, cow crossings, dust, noise). It does NOT mean the buyer actually has a right to use their property as a farm.

STEP 3) Seller's agent should make sure that within 21 days of P&S execution, the buyer signs the RTF disclosure notification. This is a great form to add to the listing documents along with the lead paint form or other signed disclosures.

STEP 4: Seller's agent should provide or remind their seller to provide a copy of the signed Right to Farm form to the town before the sale (Note: This form must be signed by the buyer and on file with the town before transfer or else a fine in the amount of \$300 can be assessed, in some bylaws.)

EXTRA STEP: Save a copy in your closing file.

Common FAQ

Q. Who is responsible to provide the disclosure notification to the buyer and to the town (if required)?

A. The standard bylaw states that the landowner shall present the buyer or occupant with the disclosure notification. As such, a seller's representative may submit this form on their client's behalf.

Q. Does this mean that buyers can't complain about farming activities that impact their land?

A. No. The model bylaws used by many towns include a section that deals with the resolution of disputes and outlines where to file a grievance.

Q. Does this mean that buyers can farm on the land?

A. No. What you can / cannot do on a property is governed by zoning regulations. This is a disclosure only and does not grant a landowner any rights outside of those indicated in zoning classifications.



Right to Farm Community Contact List (updated 1/22/24)

Adams Town Hall

c/o Right to Farm
8 Park St 2nd Floor Town Hall
Adams, MA 01220
tmazzucco@town.adams.ma.us

Alford Town Hall

c/o Right to Farm
5 Alford Center Rd
Alford, MA 01230
alford@berkshire.net

Becket Town Hall

c/o Right to Farm
557 Main St
Becket, MA 01223
administrator@townofbecket.org

Cheshire Town Hall

c/o Right to Farm
80 Church St
Cheshire, MA 01225
admin@cheshire-ma.gov

Egremont Town Hall

c/o Right to Farm
P.O.Box 368
Egremont, MA 01258
tegremont@egremont-ma.gov

Town of Florida

C/O Town Administrator
379 Mohawk Trail
Drury, MA 01343
townhall.floridamass@gmail.com

Gt Barrington Town Hall

c/o Right to Farm
334 Main St
Gt Barrington, MA 01230
JTABAKIN@townofgb.org

Hancock Town Hall

c/o Right to Farm
Po Box 1097
Hancock, MA 01237
hantclb1@aol.com

Lee Town Hall

c/o Right to Farm
32 Main St
Lee, MA 01238
rnason@town.lee.ma.us

Monterey Town Hall

c/o Right to Farm
Po Box 308
Monterey, MA 01245
admin@montereyma.gov

Peru Town Hall

c/o Right to Farm
7 East Main Road
Peru, MA 01235

Richmond Town Hall

c/o Right to Farm
Po Box 171
Richmond, MA 01254
TownAdmin@richmondma.org

Sandisfield Town Hall

c/o Right to Farm
P.O. Box 90
Sandisfield, MA 01255

Savoy Town Hall

c/o Right to Farm
720 Main Rd
Savoy, MA 01256
townofsavoy@verizon.net

Sheffield Town Hall

c/o Right to Farm
21 Depot Square
Sheffield, MA 01257
rlabombard@sheffieldma.gov

W Stockbridge Town Hall

c/o Right to Farm
21 State Line Road
W Stockbridge, MA 01266
admin@weststockbridge-ma.gov

Williamstown Town Hall

c/o Right to Farm
31 North St
Williamstown, MA 01267
righttofarm@williamstownma.gov

Windsor Town Hall

c/o Right to Farm
1890 Route 9
Windsor, MA 01270
tcrane.nmc@gmail.com

Although Hinsdale, Lanesboro, New Marlborough, North Adams and Pittsfield have adopted RTF bylaws, the bylaws do NOT require the disclosure be filed with the city/town, but must inform prospective tenants and buyers that it is a Right to Farm Community. The standard form given to a buyer/tenant would

