


Protecting Your Land

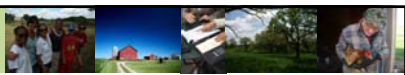
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Driftless Area Land Conservancy




Driftless Area Land Conservancy

Protecting Your Land



A Conservation Easement is:

- ◆ A way to make sure the land you love stays intact
- ◆ A voluntary agreement to restrict certain uses that landowner and land trust agree would be detrimental to the property
- ◆ A permanent legal document
- ◆ Enforceable
- ◆ Tailored to fit the landowner's goals



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A Conservation Easement Doesn't:

- ◆ Require public access
- ◆ Require government involvement
- ◆ Change property taxes
- ◆ Tax land off tax rolls
- ◆ Protect against eminent domain
- ◆ Require certain land management practices



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Potential Financial Benefits

- ◆ Estate taxes
- ◆ Income taxes: Charitable donation
 - Must have public benefit
 - Currently: Deduct 30% Adjusted Gross Income and spread deduction out over six years
 - Example: Jack and Jill Jones, AGI of \$80,000/yr
 - Easement value: \$200,000
 - Deduct \$24,000/yr
 - After six years: \$144,000 in deductions
- ◆ Sometimes a conservation easement is purchased



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Initial Costs Involved

- ◆ Legal representation
- ◆ Appraisal
- ◆ Tax adviser
- ◆ Survey if needed
- ◆ Monitoring and defense fund



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“If you care about your land, a conservation easement is *the best tool* you have for protecting that land and preserving it, regardless of the tax rules.”

-Steve Small, national expert on private land protection
www.stevesmall.com



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