

Conservation Easements 101



Introduction

Lauren Miller, Conservation Director

Sierra Foothill Conservancy

A non-profit land trust serving the area between Yosemite and Kings Canyon National Parks from the Sierra Crest and west to the vernal pool grasslands, saving natural lands and working lands, now and forever.



Agenda

What is a conservation easement?

Conservation easement transaction types.

Granting a Conservation Easement on your property.

Buying a Conservation Easement property.



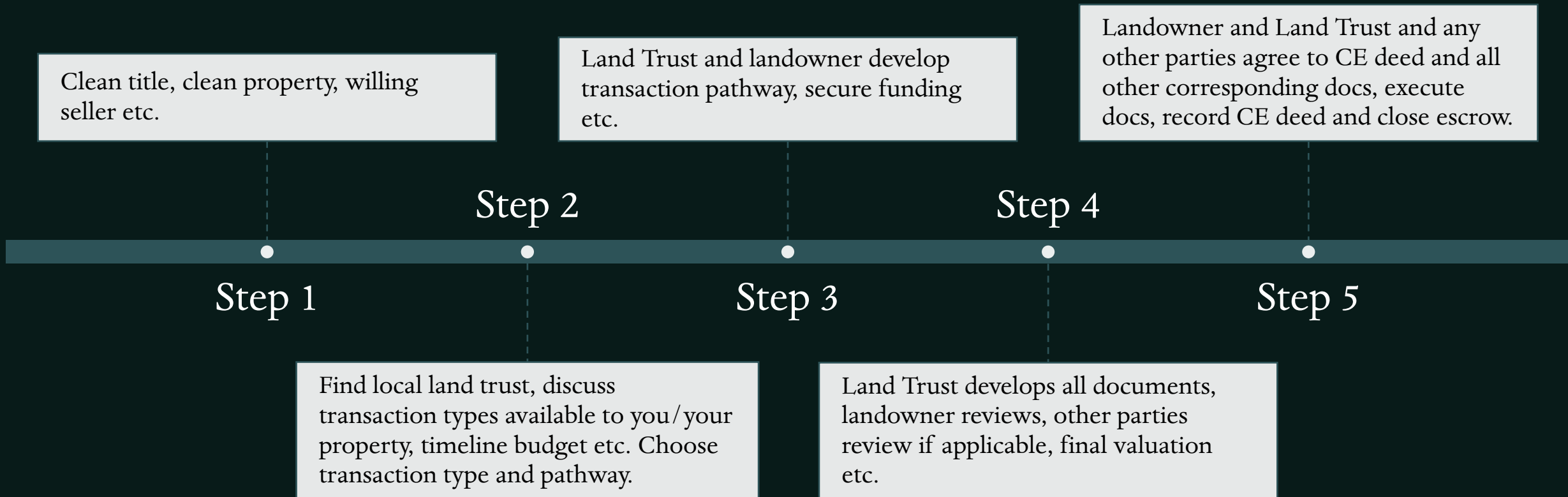


What is a conservation easement?

Conservation Easement Transaction Types

Transaction Type	Voluntary	Proceeds	Based on Appraised Value	Deduction
Donated	Yes	No	Yes	Yes
Sold/Grant Funded	Yes	Yes	Yes	No
Bargain Sale	Yes	Yes	Yes	Yes
Mitigation	Yes, for landowner (not for permittee)	Yes	No	No

Granting a Conservation Easement



Buying encumbered land



(aka land with a conservation easement already in place)

Considerations

Review the conservation easement deed and all other applicable documents with the land trust and your legal counsel.

Are the terms something you can operate the land within? Is there a long term management plan, a notice of unrecorded grant agreement etc. Often there are more applicable documents than the CE deed alone.

Get to know the land trust, talk to other landowners who work with them, their history with landowners and general culture. Is this an entity that you want to be legal bound to for your lifetime?

Consider the value, is it priced right for the level of restriction you're going to have to comply with?

If it is a working land, grazing timber etc. does the level of restriction still permit you to have a profitable operation?



Summary

Start small, get your “house in order”, get to know your local land trust, understand your options, seek professional legal and tax advice, partner with a land trust that aligns with your values, choose a pathway that most benefits you and your land, take your time, this is forever.



Thank you

Lauren Miller

lauren@sierrafoothill.org

sierrafoothill.org

