

# LAND PROTECTION OPTIONS FOR LANDOWNERS \*

**If you wish to retain ownership of your land and protect it for future generations you options include:**

**Conservation easements** are a voluntary, legally binding agreement between the landowner and the trust holding the easement whereby the landowner keeps the land and its resources (timber, etc) but gives up the right to exercise more intensive uses such as residential or commercial development or mining. The effect is to ensure the permanent protection of open space while leaving its use and management in private hands. There are often substantial tax benefits to this option.

The trust (grantee of the easement) agrees to regularly monitor the use of the land to ensure that the land remains as agreed to at the time of granting the easement. The landowner may live on and manage the land, sell it, or pass it on to heirs. The easement remains in effect forever.

**Mutual Covenants** are an arrangement between landowners and neighbors who mutually agree to impose restrictions on uses of the lands. They can be structured to maintain open space, allow certain uses only, etc. While the restrictions are binding on current and future owners of the land, they only run for a specified period of time.

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**If you wish to relinquish ownership and management of your land while protecting it for future generations your options include:**

**Gift your land** (usually with deed restrictions) to a land trust or the local community is a direct way to protect the land. You can make arrangements to continue to live on the land for the rest of your life. The land trust or local community will manage the land for any number of conservation benefits, depending on your gift specifications.

**Gift by will:** A landowner leaves land to an organization, allowing ownership and management to remain with the landowner, while assuring permanent protection after death.

**Sale and Bargain Sale:** Occasionally communities or land trusts will have money available to purchase land at less fair market value. The landowner may be willing to sell so the land is permanently protected and for available tax benefits.

***NOTE:** Land protection agreements can offer donors substantial income and estate tax advantages.*

\* This is meant as a brief description of options available to landowners wanting to consider protecting their land from development for future generations. Please seek further information from knowledgeable legal and land protection individuals. This has been prepared by the Campton Conservation Commission.