

What are the steps to conserving land?

A conservation project starts with a call to a land trust or similar organization. They will assess the land's resources to determine that it is suitable for conservation. They will work with the landowner on a project schedule, financial decisions and to arrange for an appraisal. The conservation organization will put together the funding plan and will be responsible for carrying it out. A conservation easement will be drafted and a closing will be scheduled to finalize the project



For more information on land conservation and how the Charlotte Land Trust can assist you, visit our web site:

www.CharlotteLandTrust.org

Or call 802-425-3510

Sources for more information

Organizations active in Charlotte conservation (and their web sites) include:

Charlotte Land Trust:

www.CharlotteLandTrust.org

Vermont Land Trust:

www.VLT.org

The Nature Conservancy:

www.nature.org/wherewework/northamerica/states/vermont/

Lake Champlain Land Trust:

www.LCLT.org

Lewis Creek Association:

www.LewisCreek.org/



CHARLOTTE LAND TRUST

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QUICK GUIDE

TO LAND

CONSERVATION



CHARLOTTE LAND TRUST



Helping to Protect and Preserve
the Rural, Agricultural
Landscape of Charlotte

Conservation Basics

The right to develop land is a right that can be sold or given away, separate from the land itself. Just as a landowner can transfer other rights (i.e. a right of way) and still retain ownership of the land itself, landowners can also give up the right to develop a property, but still retain the property. When land is conserved those development rights are transferred to a land trust or similar organization so that the land remains undeveloped in perpetuity.



What is a conservation easement?

The legal mechanism that conserves land is called a conservation easement. The conservation easement specifies the permitted and restricted uses of the property, such as allowing agriculture, forestry or recreational use, but prohibiting future development or subdivision. In some cases, a very limited amount of subdivision may be allowed, but is limited to areas that do not impact the agricultural, natural or scenic resources that are present.

How does a landowner benefit?

Landowners may sell their development rights for full-appraised value, donate them, or sell them for less than full value (called a bargain sale). A property appraisal is done to determine these values. Landowners may be able to take a charitable deduction if development rights are donated to the conservation organization or sold at less than full value. In addition to the tax or monetary benefits of conservation, perhaps the greatest benefit of all for a landowner is seeing a special property protected and preserved into the future.

