

Land Conservation Options and

	LAND PROTECTION OPTIONS	DESCRIPTION	RESULTS	
FULL DONATION OF ...	Land	Donation of land	Land trust owns and manages the land.	
	Conservation easement	Donation of a conservation easement	You retain ownership of the property but agree to certain restrictions, such as giving up the right to develop parts of the land.	
	Land by will	Donation of land at the time of your death	The executor of your estate works with the land trust to convey the land to the land trust.	
	Conservation easement by will	Donation of a conservation easement at the time of your death	The executor of your estate works with the land trust to convey the conservation easement to the land trust.	
	Remainder interest in land with reserved life estate	Donation of your personal residence or farm now while retaining lifetime use rights for yourself and possibly others.	You continue to live on your land and cover the costs of property taxes, maintenance and insurance. The land trust assumes full ownership at the time of your death or release of interests by those with use rights.	
BARGAIN SALE OF...	Land	Sale of land for a price less than appraised value	You may claim a charitable contribution for an amount equal to the difference between the appraised value and the sale price.	
	Conservation easement	Sale of a conservation easement for a price less than appraised value.	You may claim a charitable contribution for an amount equal to the difference between the appraised value and the sale price.	
FULL VALUE SALE OF ...	Land	Sale of land for appraised value.	You receive payment for the appraised value of the land.	
	Conservation easement	Sale of a conservation easement for appraised value.	You receive payment for the appraised value of the conservation easement while continuing to own and use the land under the terms of the easement.	

* Property tax reductions would be available through the Conservation Restriction Assessment Program. See page 19 for more information.

Potential Financial Implications

FEDERAL INCOME TAX DEDUCTION AVAILABLE?	FEDERAL ESTATE TAX REDUCTION AVAILABLE?	PROPERTY TAX REDUCTION AVAILABLE?	CASH PAYMENT TO LANDOWNER	
Yes	Yes	Yes, you no longer have to pay property taxes.	No	FULL DONATION OF ...
Yes	Yes	Yes, but only if you are not already enrolled in Current Use.*	No	
No	Yes	Yes, you no longer have to pay property taxes.	No	
No	Yes	Yes, but only if you are not already enrolled in Current Use.*	No	
Yes	Yes	No	No	
Yes	Yes	Yes, you no longer have to pay property taxes.	Yes	BARGAIN SALE OF...
Yes	Yes	Yes, but only if you are not already enrolled in Current Use.*	Yes	
No	No	Yes, you no longer have to pay property taxes.	Yes	FULL VALUE SALE OF ...
No	Yes	Yes, but only if you are not already enrolled in Current Use.*	Yes	