

# Welcome to NCLT's Landowner Webinar!

## Thank you for joining us!

### Agenda

- Housekeeping and NCLT intro
- Co-Sponsor Introductions
- Jassy Bratko– Conservation 101
- Leigh Hudson– Landowner perspective
- Michael Downey – Chapter 61
- George Dresser – Estate planning
- Q&A
- Wrap up

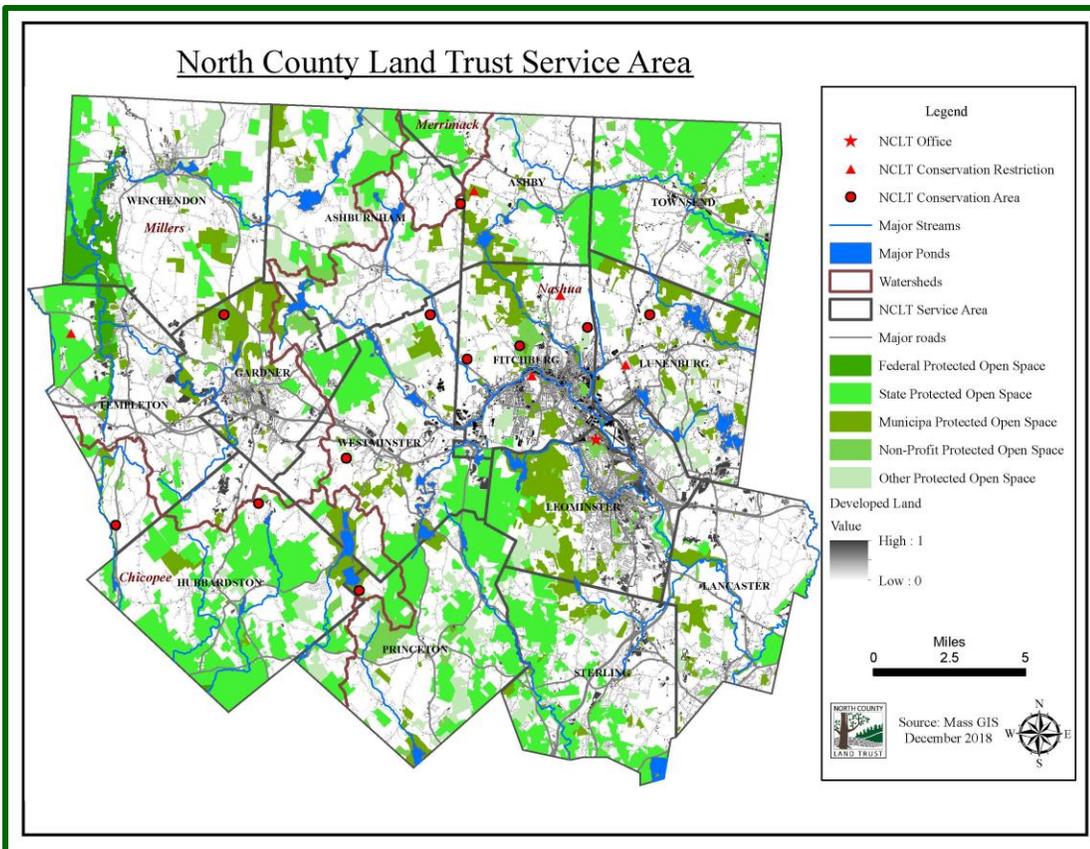


# Housekeeping

- This webinar is being recorded
- Your microphone has been muted to reduce background noise
- Please use the chat box to type questions at any time during the presentations, we will read questions out loud after each speaker
- At times the Zoom platform can experience audio issues, we apologize if these occur, these are less likely with a strong internet connection. Please let us know in the chat box if you are having audio trouble.



# North County Land Trust



North County Land Trust, Inc. (NCLT) is a non-profit 501 (c) 3 regional land conservation organization founded in 1992. Our Mission is to conserve the farms, forests and landscapes that define the character of our region.

- **PROTECT:** Identify natural resources, working lands and landscapes whose conservation is of the highest priority.
- **PRESERVE:** Conserve land in perpetuity for future generations.
- **PROMOTE:** Engage communities to understand and appreciate their natural environment and the importance of conservation.

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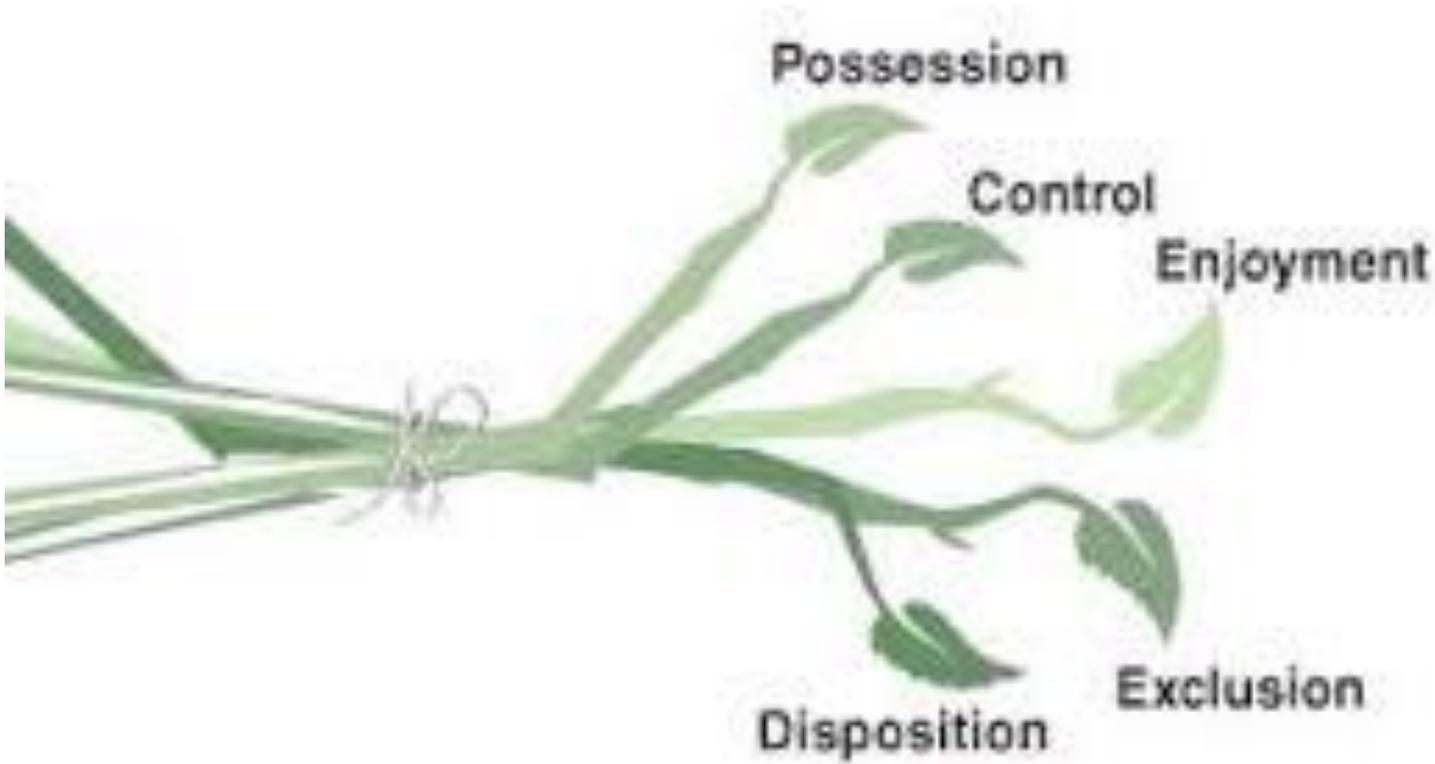
# Land Conservation 101: What is land Conservation?

Land that is conserved is protected from development in perpetuity – forever!

Two basic ways to conserve land

- 1) Sell or donate land Fee interest to a federal or state agency, a municipal conservation Commission or a land trust.
- 2) Sell or donate a conservation restriction to any of the above entities.

What exactly is a conservation restriction?



## What is a Conservation Restriction?

- Conservation Restriction, CR, Conservation Easement is a legal agreement between a landowner and a land trust or other agency designed to permanently protect the conservation values of a property by defining allowed uses. Extinguishes development rights of the land forever.
- Agreement is documented and recorded with the deed and is passed along to all future owners. It is enforced by the organization that holds the CR, typically a state or federal conservation agency, a municipality or a private nonprofit organization such as a land trust.
- Land ownership consists of a bundle of rights. CR allows you to retain the ownership of the land and some of the other rights, but you give up certain rights.
- CR can be tailored to the individual characteristics of a property, and to the needs and interests of the landowner(s). CRs may allow timber management, wildlife improvements, trail creation, and agricultural use.
- After CR executed, the value of the land may decrease significantly, possibly making it easier to pass the land on to the next generation. Public access not required when a CR is placed on the land. While a CR restricts land from being developed, parcels of land may be excluded and set aside for future building lots.

## Land has value, CRs have value

Useful tool for accessing equity in property without selling it, for reducing the value of your property, for reducing the value of your estate and for determining what may or may not happen with your land in perpetuity.

CRs can be donated, sold at a reduced price (bargain sale) or sold at fair market value to a conservation organization.



# Funding Land Conservation

## **Forest Legacy**

- Federal Program
- Promotes the long-term integrity of woodlands - conserves land that is at least 75% woodland.
- Pays up to 75% of the cost of a land acquisition or CR acquisition.
- NCLT involved in two Forest Legacy applications. If you own land in Hubbardston, Princeton, Templeton, Westminster, Townsend or Lancaster your land may qualify for this grant program.

## **Commonwealth Conservation Land Tax Credit in Massachusetts**

- Provides landowners credit of up to 50% of the value of donated land or a CR up to \$75,000.

## **Local Acquisition for Natural Diversity (LAND) Grant –**

- State-run grant program allows municipalities to acquire conservation for passive recreation
- Contributes about 2/3 of acquisition costs of land or CR.

## **Agricultural Preservation Restriction Program (APR)**

- Preserves agricultural land and protects valuable farmland soil from development.
- Offers farmland owners the difference between the "fair market value" and the "agricultural value" of their farms in exchange for a permanent deed restriction.

## **Community Preservation Act**

- Many towns in Massachusetts adopted Community Preservation Act (CPA).
- Adds a surcharge of 1-3% on to property taxes with a supplement from state funds to support open space protection, recreation, historic preservation and affordable housing.

## **Conservation Partnership Grant**

- State-run grant program funds the acquisition of conservation land or CR's by non-profit entities such as land trusts.

## **Foundations**

- Provide funding for conservation projects.

Two or more of these funding sources can often be used on the same project to provide an owner with the necessary finances to make the decision to conserve their property.



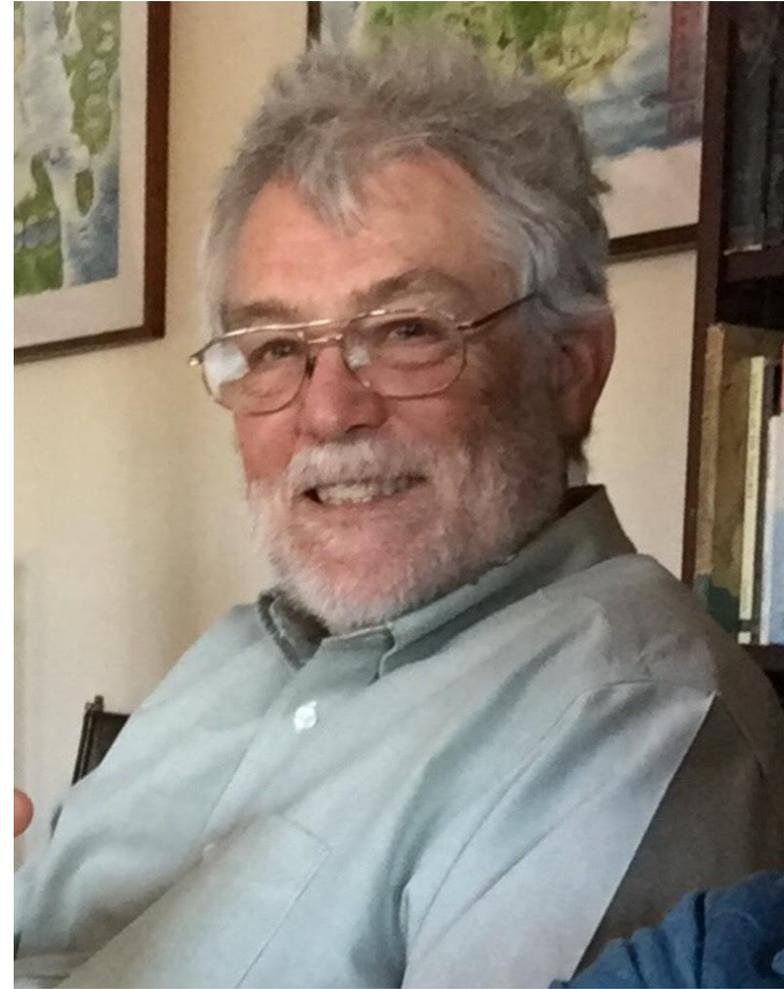
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## **THANK YOU to our Co-Sponsors**

Princeton Land Trust

Townsend Land Trust

Mount Grace Land Conservation Trust

North Quabbin Regional Landscape Partnership

## **THANK YOU to our grant sponsors**

The Community Foundation of North Central MA

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