

Conservation Easements – The Fundamentals

Presented at ICIE Gold Room Workshop
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Providing Landowners with Options: Conservation Easements



Conservation Easements – What Are They?

aka –

conservation agreements

scenic easements

non-development agreements

farmland easements



Conservation Easements – What Are They?

**Voluntary - Private Landowners
Choose to Participate**

Legal Agreement – Usually Permanent

Defined Purpose with Public Benefit

With Land Trust or Agency – “Holder”

Conservation Easements – What Are They?

Flexible Tool

Based on Shared Goals

Adapted to the Land



**Land Remains Privately
Owned**

**Landowners Pay Property
Taxes**



Conservation Easement

Purpose

Limit Uses

Holder

Baseline Report

Appraisal

Recording

Monitoring

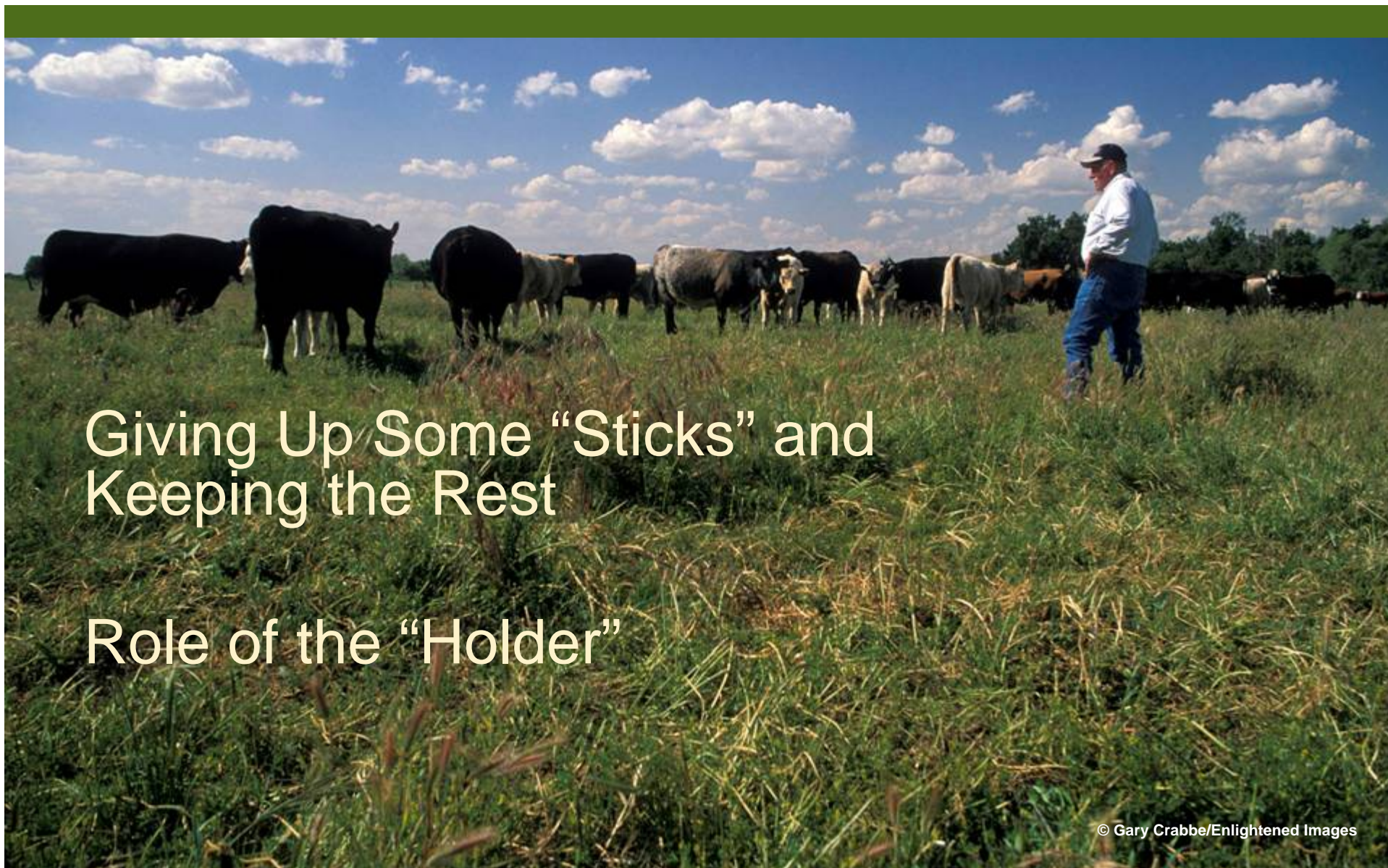
Idaho Uniform Conservation Easement Act – Section 55-2101

“Purposes of which include retaining or protecting **natural, scenic, or open-space** values of real property, assuring its availability for **agricultural, forest, recreational, or open-space use**, protecting **natural resources**, maintaining or enhancing **air or water quality**, or preserving the **historical, architectural, archaeological, or cultural aspects** of real property.”

Landowners – Seek Professional Advice



Conservation Easements – How They Work!



Giving Up Some “Sticks” and
Keeping the Rest

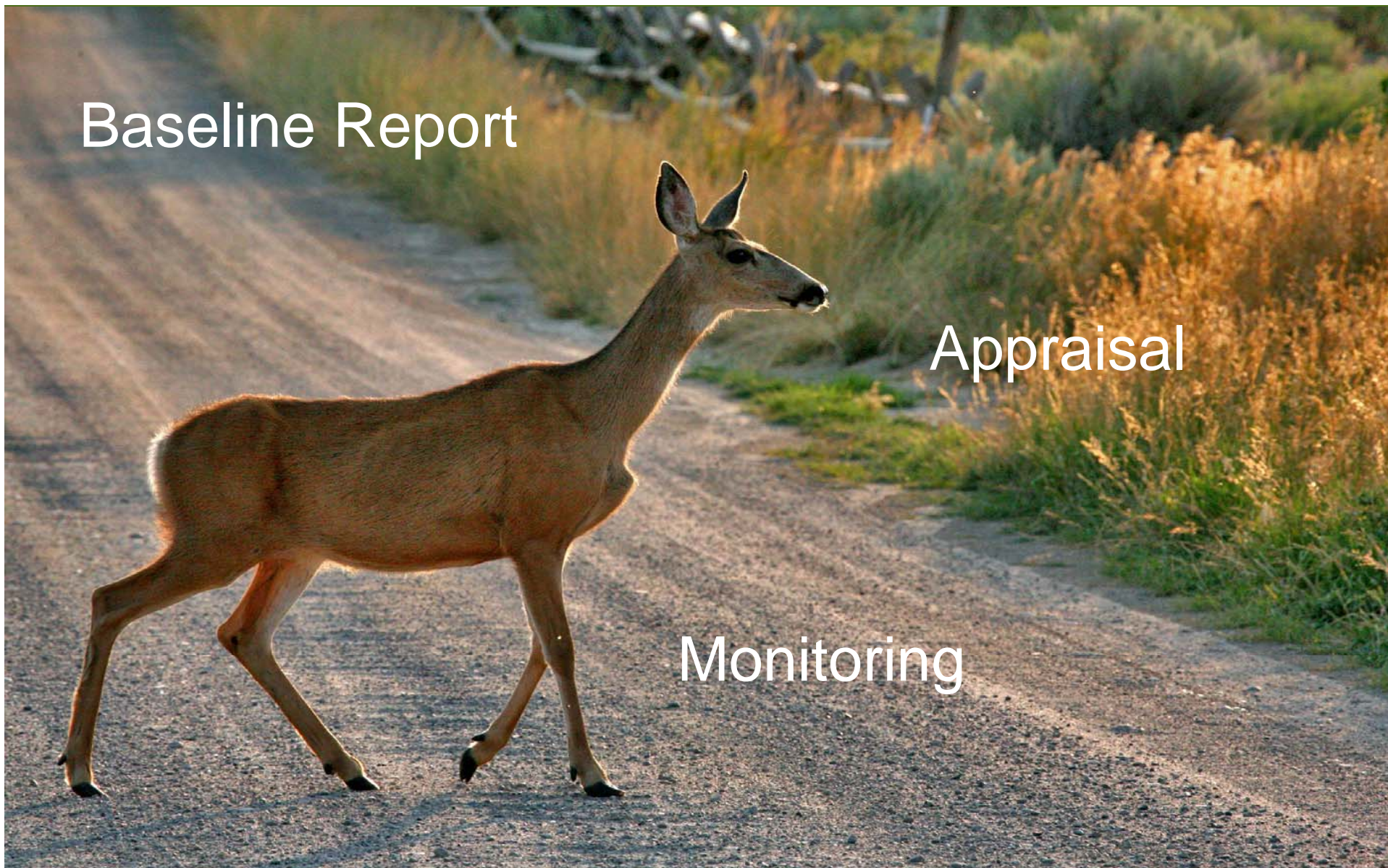
Role of the “Holder”

Conservation Easements – How They Work!

Baseline Report

Appraisal

Monitoring



Conservation Easements?



Conservation Easements - Why?

If we truly want to keep what's good about this valley,
we need to keep the small, local landowners on the
land.

--Tom McFarland, Lemhi Valley rancher

© Jim Foster

Some Reasons for Granting a C.E.:

Commitment to the Land

“Keep Things the Way They Are”

Family & Community

Financial Incentives

Financial Incentives

Sale: Payment

**Tax Benefits: Estate, Deductible
Donation**

**Affordability: Difference between
land's market value with and without
the C.E.**

Idaho's Fish & Wildlife Productive Lands - Working Keep "Stewards" on the Land



Meadow Vue Ranch

Working Ranch

Fast Growing Area

Summer Camp

Wildlife Migration

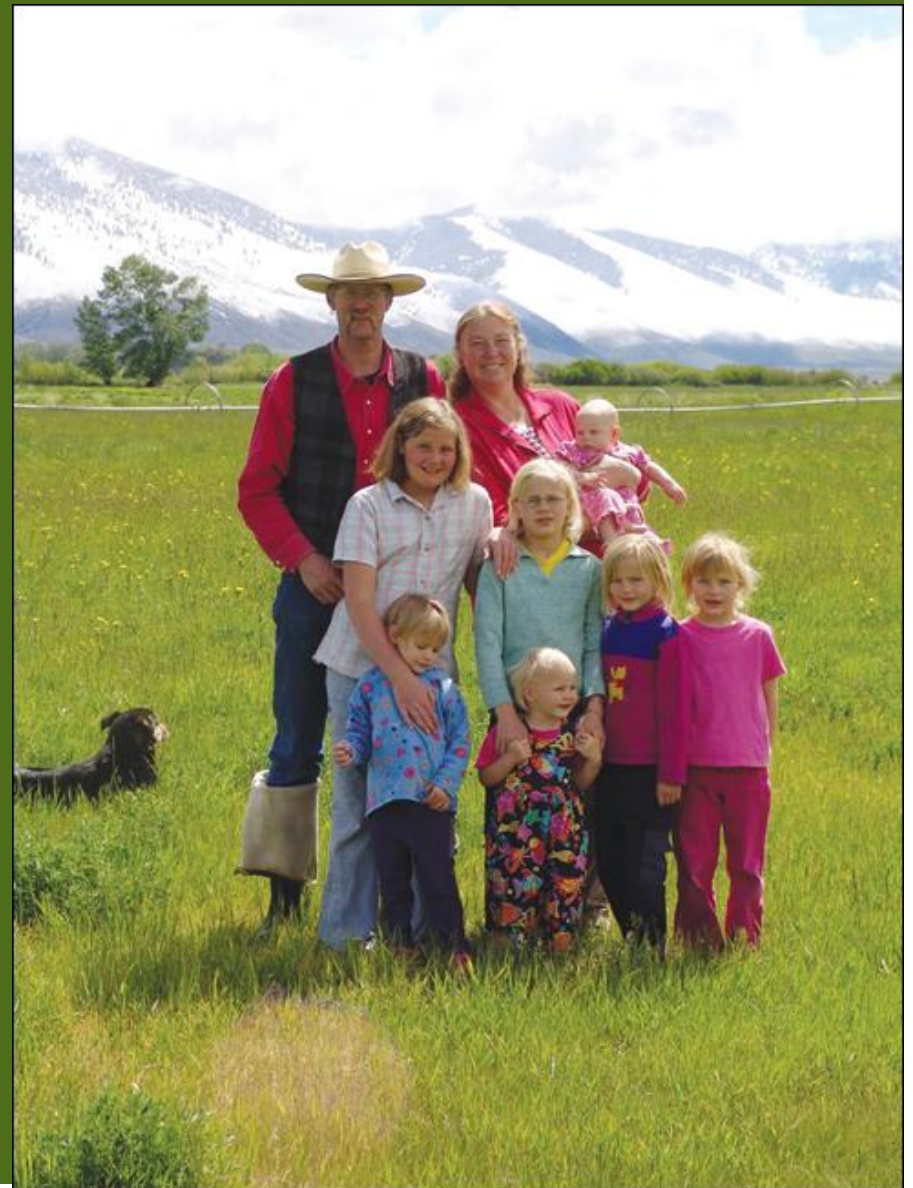


Pahsimeroi Valley Ranch

Salmon Habitat

CE: Maintain as Ranch

CE: Ranch is Affordable
to Family Ranchers





THANK YOU