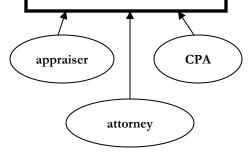


#### **Conservation Easement Process**

# 1. Determine if a conservation easement is the right tool for the job.

The landowner may want to consult with GVLT, a certified appraiser, tax advisor, and attorney to determine if a conservation easement will conserve important resources and if it will make financial and personal sense.



## 2. Determine how the costs of the easement will be covered.

The process of developing a conservation easement has costs for both the landowner and GVLT. An easement can be purchased (in which case GVLT will explore conservation programs that align with the property) or donated (in which case the landowner receives a tax deduction). The landowner will incur expenses for an appraisal and other professional services. GVLT will incur expenses from the transaction, such as staff time, and from stewardship of the easement, including monitoring and enforcing it in perpetuity. If funding is needed to cover any of these expenses, GVLT can apply on the landowner's behalf to a variety of funding sources.

### 3. Determine the terms of the conservation easement.

A conservation easement is a customized, permanent agreement. The landowner and GVLT will need to agree upon the number and types of structures and other improvements on the property. GVLT will also complete due diligence, including the development of a Baseline Documentation Report that documents the current condition of the property. Information about ownership will also need to be documented. GVLT will draft a conservation easement and share it with the landowner and the landowner's legal counsel for review.

### 4. Monitor the conservation easement.

The conservation easement will need to be reviewed by the county planning board and recorded in the county's clerk and recorder office. If the property is sold, the landowner will notify GVLT. GVLT will come to the property annually to monitor the easement. GVLT also provides stewardship services upon request and will work with the landowner on any land management concerns. Some activities will require GVLT's prior written approval (such as erecting new buildings), but most activities continue as normal and the property's important resources are preserved perpetually.

grants and other funding sources

funding for
GVLT expenses and
outside professional
services

annual monitoring