

Conservation Tools for Your Land

Triangle Land Conservancy

Margaret Sands, Conservation Manager



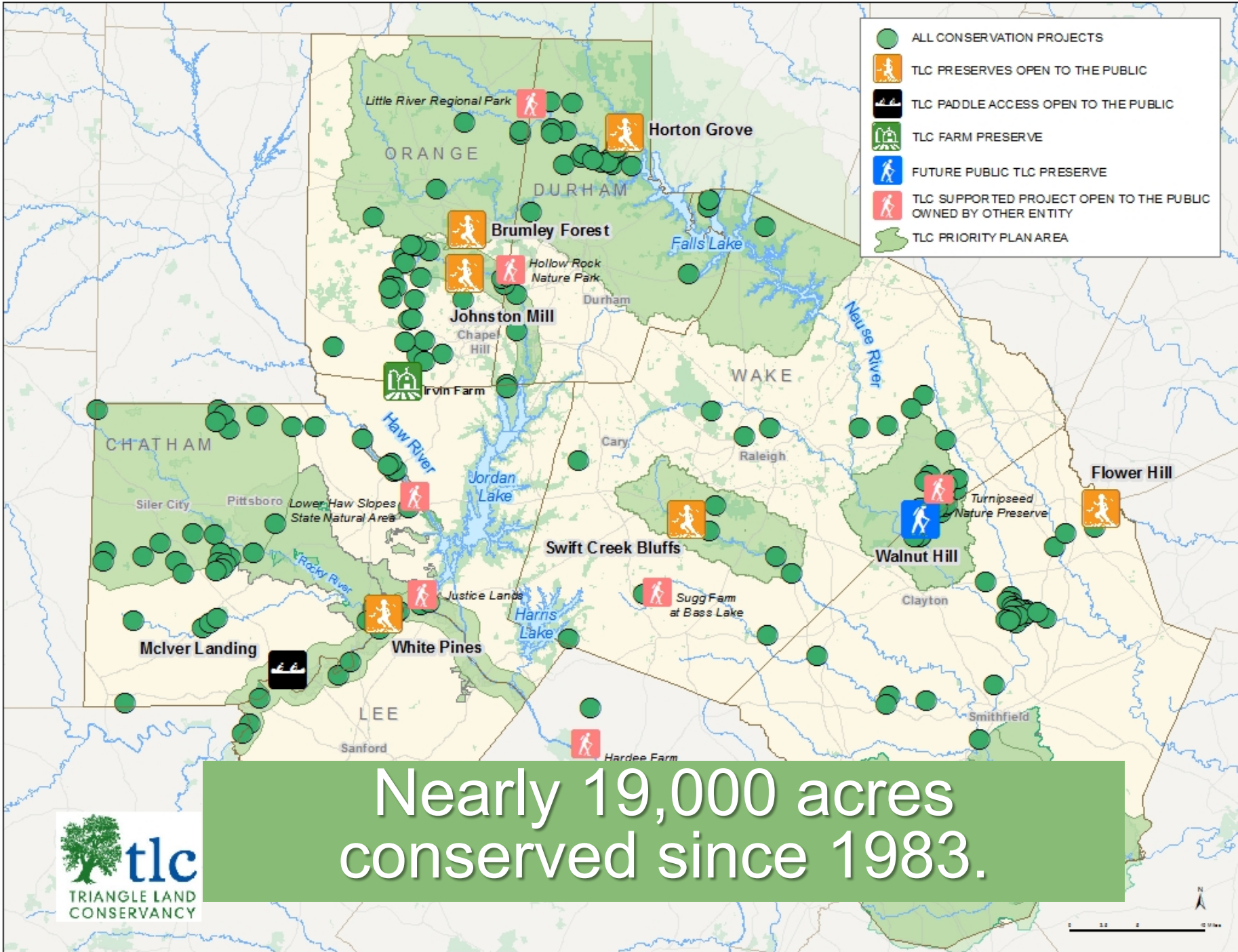


What is TLC?

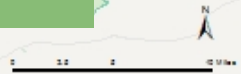
One of 24 nonprofit land trusts in North Carolina.

TLC strives to create a healthier and more vibrant Triangle region by **safeguarding clean water, protecting natural habitats, supporting local farms and food, and connecting people with nature** through land protection and stewardship, catalyzing community action, and collaboration.

-  ALL CONSERVATION PROJECTS
-  TLC PRESERVES OPEN TO THE PUBLIC
-  TLC PADDLE ACCESS OPEN TO THE PUBLIC
-  TLC FARM PRESERVE
-  FUTURE PUBLIC TLC PRESERVE
-  TLC SUPPORTED PROJECT OPEN TO THE PUBLIC OWNED BY OTHER ENTITY
-  TLC PRIORITY PLAN AREA



Nearly 19,000 acres conserved since 1983.



Conservation Tools Land Trusts use

Land trusts work with landowners who voluntarily choose to protect their property or natural resources

- Land transfer, TLC owns ~5,000 acres “fee simple”
 - Purchase
 - Donations
 - Bequests
- Conservation Easements, TLC holds easements on ~115 properties totaling ~8,000 acres
- Assisting the State, counties, or municipalities with conservation.

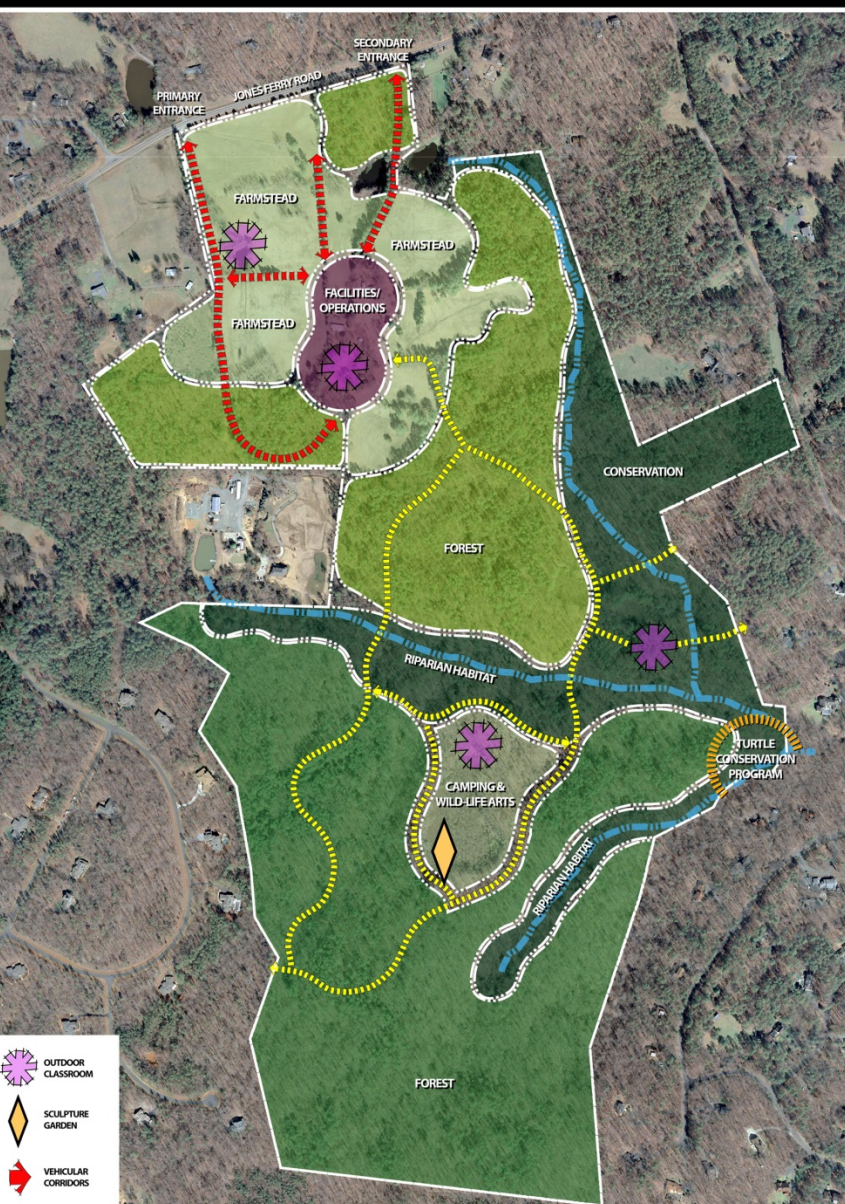
Land Transfers

*Placing land in permanent ownership
and stewardship of a land trust.*

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Bequest *Partnering to plan for the future of the land.*

Land-Use Plan

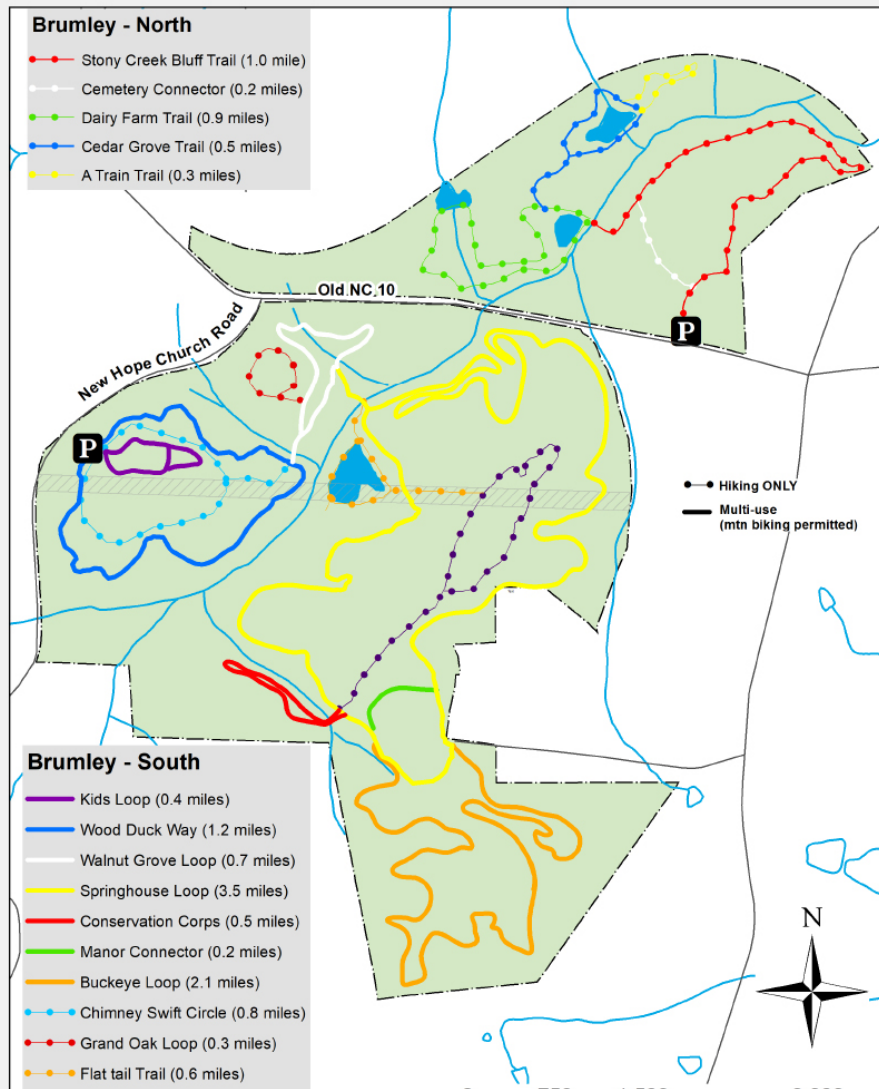


**J. Logan and Elinor Moore
Irvin Nature Preserve**

Purchase/Bargain Sale

Pooling resources to secure the future of priority lands.

- Clean Water Management Trust Fund
 - The Warner Foundation
 - City of Raleigh
 - Upper Neuse Clean Water Initiative
 - TLC Land Opportunity Fund
- Enabled a *Bargain sale* with the Zeist Foundation, who donated a portion of the land's value.



**George and Julia Brumley
Family Nature Preserve**

Donation

Transferring land value for a tax deduction



Appraisal
Survey
Phase I Environmental
Baseline
Ad Valorem Taxes
Title Insurance
Legal Fees and Closing Costs
Attorney's opinion Letter**
Recording Fees
Rollback Taxes
Stewardship
Property Management
Staff time and overhead

Reimer Property

Conservation Easements

*A voluntary option for permanently
protecting your farm and forest land*

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What is a Conservation Easement?

A voluntary legal agreement between a landowner and a qualified conservation organization or public agency that permanently limits certain uses of the land to protect its *conservation values*.



Unique to each landowner, their goals, and their property. *Not one size fits all.*

What is a Conservation Easement?

- In effect, conservation easements remove the *right to develop* from the land
- Conservation easements “run with the land” - they bind current and future landowners who continue to own and use the land





Why consider a Conservation Easement?

- **Property remains in private ownership but with permanent protection for its conservation values**
- **Owner can sell, gift, bequeath, or mortgage property - subject to terms of easement**
- **Significant estate and income tax benefits**
- **Flexibility - terms tailored to meet your needs**
- **Funding available for some easement purchases**



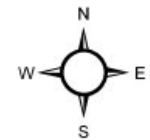
Conservation Priorities

Upper Neuse Clean Water Initiative

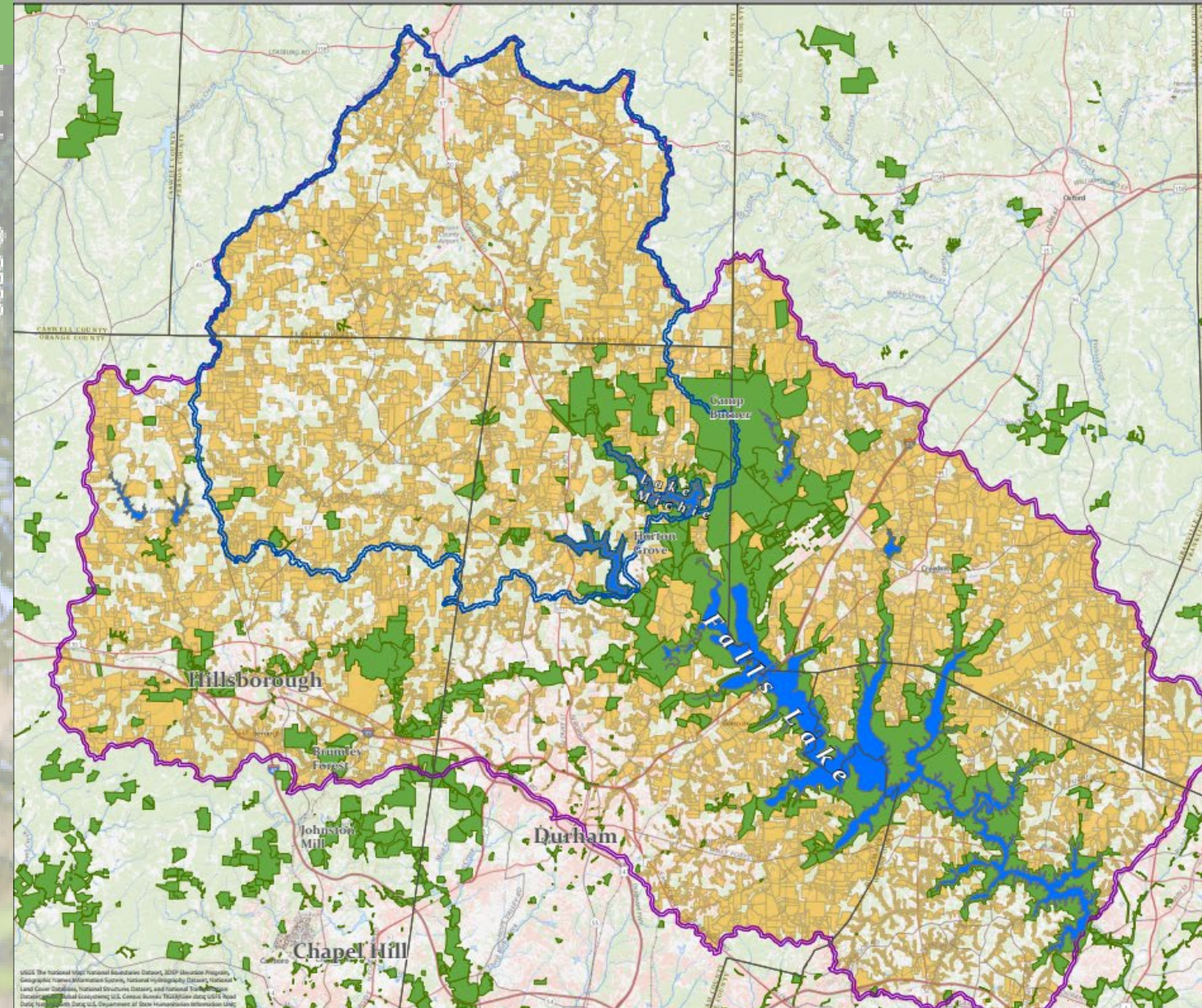
PRIORITY
CONSERVATION
LAND

Legend

- County Boundaries
- Drinking Water Reservoirs
- Protected Areas
- Conservation Priority Land
- Upper Neuse River Basin
- Durham Water Supply Area



0 1 2 4 6 8 Miles



USGS The National Map: National Boundaries Dataset, 100M Altimetry Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structure Dataset, and National Transportation Dataset. Data courtesy of U.S. Census Bureau. Digitized using USGS National Map Accuracy Standards. Digitized using USGS National Map Accuracy Standards. Digitized using USGS National Map Accuracy Standards. Digitized using USGS National Map Accuracy Standards.



Questions?




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How does TLC Protect Land?

- Own land
 - TLC owns approximately 3,200 acres
 - 4 nature preserves open to public
- Assist
 - TLC acquires land and transfers to another conservation entity
 - State Parks, counties, municipalities, etc.
- Conservation easements

A person in a red kayak is paddling down a calm river. The river is surrounded by dense green trees, and the water reflects the surrounding foliage. The scene is peaceful and natural.

A nonprofit organization, that works with people and their relationship to land. Land Trusts are partners who bring conservation ideas and connections to you and your land.

Land Trusts work with landowners on conservation options, assisting with land transactions; eg. the purchase of land or the acceptance of land donations or easements.



Property Ownership

- As a landowner you have certain property rights
 - Development
 - Timber/forest management
 - Agriculture - grow crops, raise livestock
 - Extract minerals
- This collection of rights is often compared to a “bundle of sticks” because individual rights can be removed from the collection just as a stick can be removed from the bundle