

Conservation Easement Fact Sheet

A conservation easement is a voluntary legal agreement between a landowner and a land trust that permanently limits the type and amount of development that can occur on the land in the future.

Mainspring has worked with more than 50 landowners to create a CE unique to their property.

OWNERSHIP STAYS WITH LANDOWNERS

Under a CE, the land may be leased, sold, or passed on to heirs.

Common retained rights for Mainspring's CE owners include forest and/or farm management, sustainably placed residences, or trails and river access.

SIGNIFICANT TAX BENEFITS

In return for the gift of a conservation easement, the landowner may receive substantial tax benefits.

These may include a federal income tax deduction, estate tax reduction and potential property tax relief.

IT'S FOREVER

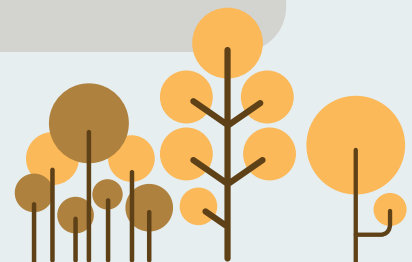
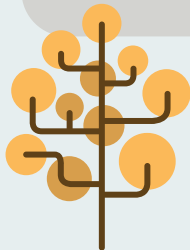
The rights and restrictions on land use are spelled out in the CE, which becomes attached to the property's deed.

The land trust has the responsibility of monitoring the property annually to insure that the terms of the CE are upheld in perpetuity.

IT MATTERS

Protecting open space through a voluntary CE helps provide clean air and water, scenic and rural views and significant natural habitats.

It's a popular option for landowners who want to retain ownership but still protect what is special about their land.



www.mainspringconserves.org
828.524.2711



P.O. Box 1148
Franklin, NC 28734