

CONSERVATION AGREEMENT/ EASEMENT – YOUR OPTIONS

A conservation agreement, also known as a conservation easement, is a way to donate some of the development rights of your land – such as for a future subdivision or use as a commercial property – and still retain ownership as well as specific personal uses such as living in a home, adding an additional residence, recreational uses, or farming. This arrangement can provide many advantages, including favorable tax benefits.

RETAIN OWNERSHIP

A conservation agreement/easement allows you to lease your land, sell it, or pass it on to your heirs. Working with the North Georgia Land Trust, you can still enjoy your land for recreation, farming, or forestry while protecting its ecological value for your future heirs.

TAX BENEFITS

As part of your conservation agreement/easement, you may receive significant savings through income tax deductions, reduced estate taxes, and yearly property tax relief.

FOREVER IS A LONG TIME

Your designated rights to the use of your land become part of your properties title. Meanwhile, the North Georgia Land Trust will monitor your land in accordance with your conservation agreement/easement wishes – forever.

PROTECTING LAND FOR GOOD

Your conservation agreement/easement will be appreciated by others, too. You are protecting your family legacy and protecting your land from intense future development while helping conserve clean air and water along with natural wildlife habitats – for the good of your community, forever.



Click Here to see a video on how a conservation agreement/easement works.

For more information, call us at (770) 540-5373, email: Info@NorthGeorgiaLandTrust.org, or visit our website at NorthGeorgiaLandTrust.org.



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This information does not constitute tax or legal advice. North Georgia Land Trust does not provide tax, legal or financial counsel. Interested landowners should consult with their legal attorney or tax advisor to evaluate financial considerations of a land donation.