



Lake Champlain Land Trust

Helping You and Your Community Conserve the Lake and the Land

Conservation Options for Landowners: Protecting Family Lands

The Lake Champlain Land Trust is a non-profit conservation organization protecting Lake Champlain's most important islands, shoreline, and natural areas since 1978. We have permanently protected over 65 of Lake Champlain's irreplaceable treasures. We help families meet their goals by protecting their cherished lands forever.



Donation of a Conservation Easement

One of the most popular conservation tools families can use to protect the natural beauty and wildlife habitat of their Lake Champlain shoreland is the donation of a conservation easement. A conservation easement is a legal document that landowners use to voluntarily remove the development rights on their land in order to protect its natural features. The easement prevents inappropriate development on the most important areas of the parcel, but still allows the families to continue to manage and care for their land. The landowners continue to own the land, retain the right to permit or restrict public access to the land, and can pass along the land to future generations.

Tax Benefits The donation of a conservation easement can result in significant tax benefits for the landowner. The easement donation may be treated as a charitable gift and deducted from the family's income tax (to the extent that the situation allows). The value of the easement donation will be determined by an independent appraisal. Because a conservation easement may lower the property's fair market value, it may also reduce future estate and property taxes.

Your Legacy The donation of a conservation easement is a generous declaration of the importance of Lake Champlain's special places for our quality of life, wildlife habitat, and scenic beauty. The permanent conservation of land passes along the family's legacy of good stewardship of the land to future generations. We have helped many families ensure that their land will always contribute to the extraordinary beauty of the Champlain Valley.

We're here to help Our staff, Board of Trustees, and volunteers have extensive experience in land use planning, estate planning, and real estate transactions. We are happy to further discuss your personal goals and to offer creative solutions for the future use and preservation of your Lake Champlain property. We can also refer you to landowners who conserved their land with us. Please contact Chris Boget, Executive Director, at (802) 862-4150 or chris@lclt.org for more information.