



## Conservation Options for Landowners: Donating Land (Conservation Buyer)

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 continue to conserve some of the most invaluable islands and natural areas along the Lake thanks to the generous donations of land from individuals and families.



Algonquin Ridge Shoreline: Donated by Ellie Russell

**Donation of Conservation Land:** One of the best conservation tools for landowners interested in protecting their Lake Champlain islands, shorelands, and natural areas is the donation of conservation land. The generous gift of land to the Land Trust continues a tradition of protecting critical parks, natural areas, and other lands. We agree to find an appropriate future owner, such as a conservation buyer interested in buying the land to continue the history of protecting the natural resources with or without a conservation easement. Occasionally, it may make sense to sell or transfer the land to a local municipality, state agency, or other non-profit organization. We would work with the landowner donating the land, and our Board of Trustees, to determine what portion of the resources are best protected by the Land Trust retaining a conservation easement. The conservation easement is a legal document that protects the natural features of the land by removing the development rights.

**Tax Benefits:** The donation of conservation land can result in significant tax benefits for the landowner. The donation of land may be treated as a charitable gift and deducted from the family's income tax (to the extent that the situation allows). The donation to our charitable organization removes the potentially large capital gains tax otherwise expected under a sale scenario. The value of the land donation will be determined by an independent appraisal. The land donation also may reduce potential estate taxes and eliminates future property taxes.

**Your Legacy:** The donation of conservation land is the ultimate acknowledgement of the importance of Lake Champlain's special places for scenic beauty, wildlife habitat, and our quality of life. The permanent conservation of land passes along a family's legacy of good stewardship of the land. The landowners who have gifted conservation land cherish the ability to take future generations back to the public parks, forests, and natural areas forever protected by their foresight. By donating the land to the Lake Champlain Land Trust, we can insure that your family's legacy of conservation is passed along in perpetuity.

**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 advise on strategies that will help you conserve your land. Please contact Chris Boget, Executive Director, at (802) 862-4150 or [chris@lclt.org](mailto:chris@lclt.org) for more information.