

Understanding Conservation Easements

A conservation easement is a legal agreement that permanently limits land use to protect its conservation values.

Benefits:

- Potential federal and state tax deductions.
- Preserves farmland or natural habitats for future generations.

Considerations:

- Easements are permanent; restrictions transfer to new owners.
- Must be drafted and recorded by an experienced attorney.
- Work with reputable land trusts and ensure boundaries are clear.