



The Coastal Prairie Conservancy Has Been Partnering With Landowners Since 1992

Many landowners that own a farm, ranch, or natural area worry about the future of their land. Some want to preserve the Texas landscape, and worry it will be lost once they are no longer able to own and manage the property. Others want to keep land in agriculture for local farmers and ranchers. And many landowners want to preserve open and connected spaces to help maintain the biodiversity of the coastal prairie, provide essential wildlife habitat, and sustain a resilient landscape.

For all these reasons, the Coastal Prairie Conservancy has been partnering with landowners since 1992 to ensure natural lands remain part of our Texas landscape for the benefit of people and wildlife forever.

SPOTLIGHTING  
PROTECTION  
THROUGH  
FEE OWNERSHIP  
AND  
CONSERVATION  
EASEMENTS

## HERE ARE TWO WAYS YOU CAN PRESERVE YOUR LAND.



# 1

## FEE OWNERSHIP

Landowners that no longer want to own and manage their lands may transfer fee ownership of the land to the Coastal Prairie Conservancy.

In a **Fair Market Value Sale**, the land is sold at fair market value based on an appraisal from an independent qualified appraiser. We are only able to purchase lands if it has secured funds for this purpose, and usually only for lands that have been identified as the highest conservation priority.

In a **Bargain Sale**, the land is sold below fair market value. The selling landowner realizes income from the property and also may receive some tax relief from capital gains or other income taxes.

Landowners may **donate** land to the organization and receive a valuable tax deduction. If agreeable to the donor, we may accept **tradelands** that will be sold or exchanged for other lands that have been identified as conservation priorities.

# CONSERVATION EASEMENTS

## 2

Landowners that wish to maintain ownership of the land, or eventually pass the land along to their heirs or sell to a third party, have options for conserving land through voluntary conservation easements.

A conservation easement is a voluntary legal agreement between a landowner and a land trust that permanently limits the use of

the land to **protect its conservation values**. The conservation values of a property may include the natural habitats of fish, wildlife, or plants, or the preservation of open space – including farms, ranches, pasture land, or forest. After an agreement is entered, the land trust will visit at least once a year to ensure that the terms of the agreement are being met. Conservation agreements **do not require public access** and the landowner will continue to own and use the land and may sell it or pass it on to heirs. The conservation easement is legally binding on all future owners so that the land will remain as a farm, ranch, or natural area forever. Each conservation easement is **tailored for the property and designed to meet the needs of the individual landowner**.

Oftentimes, the value of a conservation easement is greatest in areas where development pressure is most intense and lower in more remote areas. Likewise, a conservation easement that prohibits development to a greater extent will have a higher value than an easement that contains only minimal restrictions.

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### AT A GLANCE: DONATING A CONSERVATION EASEMENT OR SELLING A CONSERVATION EASEMENT

**DONATING AN EASEMENT //** A donated conservation easement may afford income tax and estate tax benefits if it permanently protects the conservation values of the property and meets other federal tax code requirements. The charitable deduction may be equal to the difference between the value of the property with the restrictions of a conservation agreement in place and the same property's value without these restrictions.

**SELLING AN EASEMENT //** A landowner may sell a conservation easement to CPC. There are several federal and state programs that may provide funds to pay for a portion of the fair market value of the easement. These are competitive programs, and our staff can help you navigate the requirements to determine if your land is eligible and assist with the application process.

**We look forward to speaking with you** about the best way to protect your land. Give us a call at 713.523.6135 or send an email to [info@coastalprairieconservancy.org](mailto:info@coastalprairieconservancy.org). We strive to be as flexible as possible when it comes to protecting additional Texas coastal prairie, and we can't wait to partner with you.

*Your legal and tax professionals can provide you with more specific information on the financial benefits of a conservation agreement; CPC is unable to offer legal or tax advice.*



Since 1992, the Coastal Prairie Conservancy has been helping sustain a resilient Texas by preserving coastal prairies, wetlands, farms, and ranches to benefit people and wildlife forever.

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