

# LANDCHOICES

OPTIONS FOR LANDOWNERS



## You Can Protect Your Cherished Land

As a landowner, you have just as much right to conserve your land as to develop it. Do you own land that you enjoy and would like to see remain free from development--forever?

Doing nothing to protect it may doom your land to development.

Why? Estate taxes are a major reason. **Federal taxes can be as high as 50% of a property's fair market value, virtually forcing heirs to sell it.**

And, of course, future owners may be compelled by ever-increasing property values--or simply by a lack of appreciation for the land--to sell it for development.

For more information, contact:

LANDCHOICES  
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### Land Protection Options for Landowners

#### Land Preservation Agreement (also called a "conservation easement")

This voluntary legal agreement allows a landowner to permanently protect land and limit future development while retaining ownership and the ability to sell the land. May reduce property taxes in some states.

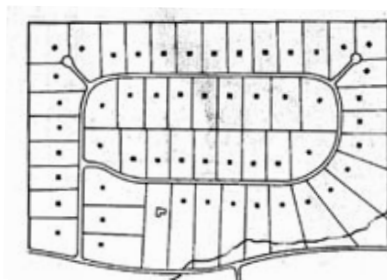
- Flexible. Can be placed on properties of all sizes, entire parcels or only a portion.
- Landowner can reserve additional home site(s).
- Normally eligible for an income tax deduction.
- May reduce estate taxes - **essential for passing land to heirs.**
- **Does NOT open land to the public.**

#### Limited Development:

Preserves the majority of the property while allowing income from a limited number of home sites (shown in orange at right).



#### Conservation Subdivision Design:



Images courtesy Randall Arendt, "Conservation Design for Subdivisions", Island Press, 1996

For landowners who want or need to sell their land for development, yet would like to see a majority of the property conserved (normally 50% to 70% or more of the buildable land) **without reducing landowner equity:**

- Accommodates the same number of home sites as conventional development. **(55 home sites in plans above)**
- Reduces costs compared to conventional subdivisions.
- Often **more profitable and faster selling** than conventional development.