

# CONSERVATION EASEMENT WITH THE



# LICKING LAND TRUST



## PARTNER WITH OUR MISSION

The mission of the Licking Land Trust (LLT) is the preservation and permanent protection of Central Ohio green spaces – wetlands, woods, farmlands, riparian corridors and scenic vistas – for the benefit of present and future generation. Your interest in this partnership is the first step towards a legacy in Licking County that will be forever protected by the Licking Land Trust.

## WHAT IS THE PROCESS?

### Exploration of the Property with a Representative of the Licking Land Trust

Our Board members will set a time to walk the property to gain an understanding of your goals and to evaluate the scope of the project. A discussion will take place regarding any potential environmental hazards on the property and plans for additional assessment, if needed.

We are here to provide you information and answer questions along the way.  
This initial discussion covers the following:

1. Explain these steps and provide an outline of the process in writing.
2. Discuss the costs that can be associated with a conservation easement and provide the information in writing.
3. Explain the concept of conservation values, reserved rights, and prohibited uses. We will share examples of actual conservation easements held by LLT.
4. Provide up-to-date materials on the tax benefits of easement donation.
5. Provide a list of independent area attorneys that can assist in navigating this process as needed.
6. Answer ANY questions you may have.

### Communicate your Decision regarding Pursuit of an Easement

Your decision may be communicated in the initial meeting with an LLT representative or at a future date. We encourage you to seek consultations with any legal, financial or other representatives to obtain advice on your decision.

Your LLT representative cannot provide financial planning, estate, or tax advice.

# **Presentation to the Licking Land Trust Board for Approval to Pursue**

If you have decided to move forward in pursuit of an easement, the LLT representative will collect information on the potential project and present it to the LLT Board for approval to pursue an easement. Your LLT representative and/or the LLT office will communicate the Board's decision

## **Writing Your Conservation Easement**

LLT will draft an easement to reflect your property and your own situation, describing the important aspects of the property that you want to protect, and the restrictions you may want to put on the future use of the land. The proposed easement will be reviewed by an LLT attorney and will then be presented and discussed with you. We encourage all landowners to seek consultations with any legal, financial or other representatives to obtain advice prior to signing the conservation easement.

Your LLT representative cannot provide financial planning, estate, or tax advice.

## **Board Approval of Final Easement Document**

A final easement document is submitted to the Board for approval before the easement is signed.

## **Signature & Recording the Easement**

Once approved, any officer is authorized to sign easements on behalf of the Board. LLT staff will obtain notarized signatures from the landowners and the LLT Representative and then record the easement in the appropriate county. Payment of stewardship and project costs is generally made at this time.

## **The Licking Land Trust Protects Your Property in Perpetuity**

The Trust monitors the property annually for adherence to the terms of the conservation easement even if ownership of the property changes. Trained staff, Board members, or volunteers visit the property annually. Funding stewardship for the permanent protection of the property is arranged through the partnership with the Trust.



The Trust has acquired a flagship resource with TerraFirma to insure against the legal costs of defending conservation. TerraFirma stands behind land trusts to protect their resources from catastrophic legal expenses and to help them avoid unnecessary litigation. Contributors, members, and the public can be more confident than ever that land trusts take permanence seriously and have the capacity and capability to uphold conservation forever.

**To request more information:**

**Please contact our office at 740-587-4104 or email [lickinglandtrust@gmail.com](mailto:lickinglandtrust@gmail.com)**

**We look forward to partnering with you!**

