

Getting Started

Protecting your land can be deeply meaningful. It's also a big decision. You probably have a lot of questions. For starters, you might want to check out our FAQs about conservation easements. You may also want to learn about other conservation options.

Find a Land Trust Near You

A good next step is to get in touch with a land trust in your area and have a conversation about your vision for the future of your land. You can use this map to find land trusts near you.

There may be a number of land trusts that work in your area, including national, state, regional or local organizations. Visiting their websites might help you find one that's a good match for you. Or you can just call, start a conversation and get pointed in the right direction.

Questions to Consider

As you think about protecting your land, it's helpful to have a clear sense of your needs and goals. The answers to questions like these can help determine the conservation options that will work best for you.

What is it about the land that's important to you?

What are its special natural, agricultural, scenic or historic features?

Is it important to you to protect the whole parcel or a specific part of it?

How do you plan to use the land in the future?

Do you plan to continue owning the land?

Do you plan to continue living on the land?

Do you plan to pass the land on to someone in your family?

Do you need to sell all or part of the land?

Is it important to you to reduce your income taxes?

Are you interested in reducing potential estate taxes?

Are you interested in reducing your property taxes?

Will you owe substantial capital gains taxes if you sell the land?

Do you want to be able to construct any additional buildings on the property?

Do you want to be able to sell any building lots in the future?

Getting Advice

Your local land trust can help answer your questions and guide you through the process of protecting your land. As you make decisions, you should also consult with your own qualified, independent legal and financial advisors. And, of course, it's important to talk these decisions through with all family members who will be affected.

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