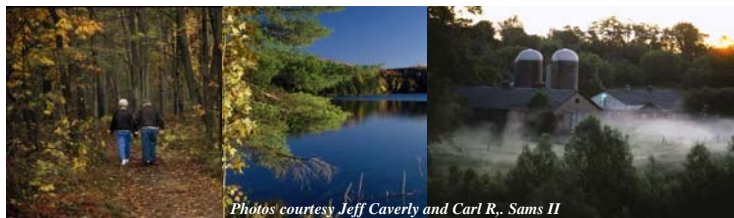


LANDCHOICES

LAND PRESERVATION AGREEMENT



Photos courtesy Jeff Caverly and Carl R., Sams II

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?

New Tax Incentives! (extended through 2009)

1. Raises the maximum deduction a donor can take for donating a land preservation agreement (conservation easement) **from 30% of their adjusted gross income (AGI) in any year to 50%.**
2. Allows qualifying farmers and ranchers to deduct **up to 100% of their AGI.**
3. Increases the number of years over which a donor can take deductions **from 6 years to 16 years.**

Parts courtesy www.lta.org

For more information, contact:

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Land Preservation Agreement

A **Land Preservation Agreement** (also called a “**conservation easement**”) is a voluntary legal agreement that allows a landowner to permanently protect land and limit future development while retaining ownership and the ability to sell the land or pass it on to heirs.

When you donate a land preservation agreement to a land trust or government agency, you give up some of the rights associated with the land. For example, you might give up the right to build additional structures, while retaining the right to grow crops. The land trust or government agency is responsible for making sure the agreement’s terms are followed. A landowner sometimes sells a land preservation agreement, but usually agreements are donated.

Perhaps most important, a land preservation agreement can be essential for passing land on to the next generation. By removing the land's development potential, the agreement lowers its market value, which in turn lowers estate tax. Whether the agreement is donated during a lifetime or in a will, it can make a critical difference in the heir’s ability to keep the land intact.

- Flexible. Can be placed on properties of all sizes, entire parcels or only a portion.
- Landowner can reserve additional home site(s).
- Qualified land preservation agreements make landowners **eligible for an income tax deduction.** The agreement is considered a tax-deductible charitable contribution. The amount of the donation is the difference between the land's value with the agreement and its value without the agreement.
- May reduce estate taxes - **essential for passing land to heirs.**
- **Does NOT open land to the public.**
- May result in property tax savings in certain states.
- Future landowners are bound by the terms of the agreement.

Learn more!

Click on “**Preserve Your Land**” at www.landchoices.org