

Natural Legacies:

Your Educational Guide to Conservation in BC



Financial Benefits from Nature Conservations

Donating your land for conservation or putting your land on a conservation covenant can provide some financial benefits, in addition to the value of knowing that you have done something very significant and important. If you are hoping to take advantage of tax benefits, you are encouraged to talk to a financial advisor who is familiar with land conservation benefits. Your local land trust may be able to direct you to knowledgeable firms, but you must ensure that the advice you receive is independent.

Property tax reductions for lands set aside for conservation:

The Islands Trust Fund provides property tax exemptions of up to 65% for portions of land that are subject to a conservation covenant registered under the Natural Areas Protection Tax Exemption Program (NAPTEP). This program covers many of the Gulf Islands. For more information see

<http://www.islandstrustfund.bc.ca/initiatives/privateconservation/naptep.asp>
[x](#)

A legal agreement such as a conservation covenant or easement may be considered as an Ecological Gift, making you eligible for a tax receipt reflecting the reduced sale value of the land.

FINANCIAL BENEFITS FROM NATURE CONSERVATIONS



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Some properties may qualify for farm or managed forestland property tax designations. Check with your local government for more information.

Financial benefits from land sale or gifting:

There are many different ways a property owner can realize financial advantages from making their land available for conservation. Some examples are provided below.

- Sell the entire property at market value to a conservation organization, and realize the full value of your land.
- Sell the entire property at less than market value to a conservation organization. This provides direct income, and the difference in price between market value and the sale price may qualify for tax benefits (see Ecological Gifts).
- Donate the property to a conservation organization (immediately or as a legacy in your will). This may qualify as an Ecological Gift.
- Donate property (now or in your will) that is not ecologically valuable, but allow the conservation organization to sell that property for profit, enabling them to support their conservation activities. This donation would be eligible for a charitable receipt.

These options may also include a “life estate” by which the property owner is allowed to remain living on the property for their lifetime; while receiving tax benefits immediately.

Sell or donate part of your property:

- Subdivide and sell (or gift) part of your property to a conservation organization (at or below market value). The property owner may retain the rest of the property or sell it to a purchaser or for land development.
- Donate a part of the proceeds of a land sale to a conservation organization. This provides you with a charitable tax receipt, while also decreasing the net purchasing cost.