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# Natural Legacies:

## *Your Educational Guide to Conservation in BC*

### Options for Protecting the Ecological Value of Your Land, Now and Into the Future

Many landowners in British Columbia own property that has significant natural values, providing habitat for a variety of wildlife. If you are one of these lucky landowners, and are thinking about ways to protect your land now and into the future, some of the options are provided below. Every situation is different, so a good approach is to do a little background reading, but then to talk directly with your local land trust.

*I want to:*



*Retain ownership of the land and protect its ecological values:*

Enter into a <b>management (or stewardship) agreement</b> with a conservation organization	<ul style="list-style-type: none"><li>✓ This is a simple written agreement between a landowner and a conservation organization.</li><li>✓ It permits the conservation organization to come onto the private property to undertake land management activities that support nature conservation—such as removing invasive species.</li><li>✓ For more information see the LTABC information sheet</li></ul>
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	'Management and handshake agreements'.
<b>Lease or licence</b> all or part of the property for conservation purposes	<ul style="list-style-type: none"> <li>✓ These are simple legal agreements between a landowner and a conservation organization.</li> <li>✓ It allows the conservation organization to go onto land and manage the property for a specified term.</li> <li>✓ For more information see the LTABC information sheet 'Leases and licences'.</li> </ul>
Use a <b>Profit à Prendre</b> to manage/restrict how the resources on the land (e.g., trees) can be used	<ul style="list-style-type: none"> <li>✓ This is a legal agreement between the landowner and a conservation organization.</li> <li>✓ It gives the organization rights to specified resources on the land.</li> <li>✓ For more information see the LTABC information sheet 'Profits à prendre'.</li> </ul>
Place a <b>conservation covenant</b> on the land that protects ecological values in perpetuity	<ul style="list-style-type: none"> <li>✓ A conservation covenant is a legal agreement between the landowner, a land trust (and often another party).</li> <li>✓ It sets out what activities are or are not allowed on that part of the land—designed of course to protect and enhance the natural features.</li> <li>✓ The covenant is registered on the land title and so is binding on any future owners as well.</li> <li>✓ For details see the LTABC information sheet 'Putting a conservation covenant on your property'.</li> </ul>

*Sell or donate my land (and move elsewhere):*

Sell to a conservation organization (or local government) at <b>full market value</b>	<p>If you are planning to move and feel you have property that merits long term protection of its natural values:</p> <ul style="list-style-type: none"> <li>✓ Read the LTABC information sheet 'How much is it worth?' to learn about what makes land ecologically valuable.</li> <li>✓ Talk to your local land trust (see list at <a href="http://ltabc.ca/member-directory">http://ltabc.ca/member-directory</a>) about the types of property they are willing and able to acquire.</li> </ul> <p>If a gift or sale of your land looks like a possible option:</p> <ul style="list-style-type: none"> <li>✓ Read the LTABC information sheets 'Financial benefits from nature conservation', 'Getting your land appraised for nature conservation' and 'Legal considerations when gifting or selling land for conservation'</li> <li>✓ Discuss the process in detail with your land trust</li> <li>✓ Talk to your legal and financial advisors to ensure that you have full information prior to making your decision</li> </ul>
Sell to a conservation organization (or local government) at <b>less than market value</b>	
<b>Donate</b> (gift) the land to a conservation organization or local government	

*Sell or donate (all or part of) my land and continue to live there:*

Sell or donate the entire property to a conservation organization or local government and set up a " <b>life estate</b> " that allows you to continue living on the property	<p>If you feel you have property that merits long term protection of its natural values, but want to remain living on the property for your lifetime:</p> <ul style="list-style-type: none"> <li>✓ Read the LTABC information sheet 'How much is it worth?' to learn about what makes land ecologically valuable.</li> <li>✓ Talk to your local land trust (see list at <a href="http://ltabc.ca/member-directory">http://ltabc.ca/member-directory</a>) about the types of property they are willing and able to acquire.</li> <li>✓ Ask about life estates and how this might apply to you and your family.</li> <li>✓ Read the LTABC information sheets 'Financial benefits from nature conservation', 'Getting your land appraised for nature conservation' and Legal 'considerations when gifting or selling land for conservation'.</li> <li>✓ Discuss the process in detail with your land trust.</li> </ul>
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	<ul style="list-style-type: none"> <li>✓ Talk to your legal and financial advisors to ensure that you have full information prior to making your decision.</li> </ul>
<p><b>Sell or donate part</b> of the property, retaining the piece you want to live on</p>	<p>If you feel that part of your property merits long term protection:</p> <ul style="list-style-type: none"> <li>✓ Read the LTABC information sheet 'How much is it worth?' to learn about what makes land ecologically valuable.</li> <li>✓ Talk to your local land trust (see list at <a href="http://ltabc.ca/member-directory">http://ltabc.ca/member-directory</a>) about the types of property they are willing and able to acquire.</li> <li>✓ Read the LTABC information sheets 'Financial benefits from nature conservation', 'getting your land appraised for nature conservation' and 'Legal considerations when gifting or selling land for conservation'.</li> <li>✓ Discuss the process in detail with your land trust.</li> <li>✓ Talk to your legal and financial advisors to ensure that you have full information prior to making your decision.</li> </ul>

*Get tax or other financial benefit from land donation:*

For more information on potential financial benefits from land donation for conservation, see the LTABC information sheet 'Financial benefits from nature conservation'.

**Land Trust Alliance of BC LTABC**

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