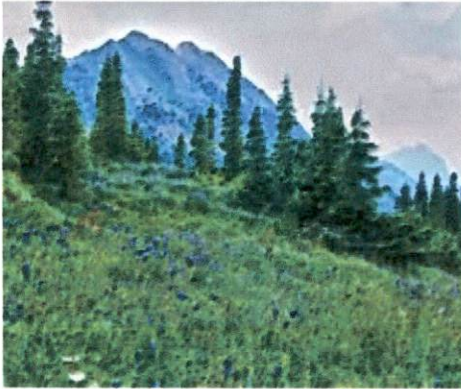


CONSERVATION EASEMENTS THE BIG PICTURE



**COLORADO's
Land Owner
BANKRUPTCIES**



1

What is a **CONSERVATION EASEMENT?**

**Land Owner retains TITLE / OWNERSHIP
donates Deed Restriction to Land Trust**

RESTRICTING

- **Water Rights**
- **Wind / Solar**
- **Development Rights** (Housing, Industry, etc.)
- **Mining Rights** (Minerals, Gas, Gravel, Timber,)
- **Preservation of Open Space**

Deed Restriction conveyed to a LAND TRUST in perpetuity

2

CONSERVATION EASEMENTS THE BIG PICTURE



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Land Owner
BANKRUPTING



Land Owner retains TITLE / OWNERSHIP
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RESTRICTIONS

- Water Rights
- Wind / Solar
- Development Rights (Housing, Industry, etc.)
- Mining Rights (Minerals, Gas, Grovel, Timber)
- Preservation of Open Space

Deed Restriction conveys the rights listed above to the Land Trust

What is a LAND TRUST? (Conservation Easement Holder)

- a private, [nonprofit organization](#) IRS 501c3, with the mission to conserve land by acquiring [conservation easements](#) & stewardship of said property

** Conservation Easement: an agreement (deed restriction) where the Land Owner agrees to grant / donate certain property rights to a Land Trust, in perpetuity.*

3

Colorado Coalition of Land Trusts

LAND TRUSTS:

Non- Profits IRS 501c3

Purpose: Conserve land & natural resources by acquiring [conservation easements](#)

control of private property

RESTRICTING

**Development Rights
Water Rights
Mining Rights**

PRESERVING

Open Space

- Aspen Valley Land Trust
- Central Colorado Conservancy
- Clear Creek Land Conservancy
- Colorado Cattlemen's Agricultural Land Trust
- Colorado Headwaters Land Trust
- Colorado Open Lands
- Colorado West Land Trust
- Colorado Wildlife Heritage Foundation
- Continental Divide Land Trust
- Crested Butte Land Trust
- Crestone/Baca Land Trust
- Douglas Land Conservancy
- Ducks Unlimited, Inc
- Eagle Valley Land Trust
- Estes Valley Land Trust
- Gunnison Ranchland Conservation Legacy
- La Plata Open Space Conservancy
- Montezuma Land Conservancy
- Mountain Area Land Trust
- Orient Land Trust
- Palmer Land Trust
- Rio Grande Headwaters Land Trust
- Rocky Mountain Elk Foundation
- San Isabel Land Protection Trust
- San Miguel Conservation Foundation
- South Metro Land Conservancy
- Southern Plains Land Trust
- The Nature Conservancy
- The Trust for Public Land
- Wilderness Land Trust
- Yampa Valley Land Trust

4

What is a

Conservation Easement?

(Conservation Easement Holder)

Conservation easements are legal agreements between landowners and conservation organizations that protect the natural resources of a property while allowing the landowner to continue to own and use the land. The easement is a permanent restriction on the landowner's ability to develop or alter the land in a way that would harm the natural resources. The easement is typically held by a conservation organization, such as a land trust or a government agency.

Conservation easements are a flexible tool that can be tailored to meet the needs of a particular property. They can be used to protect a wide range of natural resources, including wetlands, forests, and farmland. They can also be used to protect historic buildings and other cultural resources. Conservation easements are a key tool for protecting the natural resources of our country.

Colorado Coalition of Land Trusts

- The Colorado Coalition of Land Trusts is a non-profit organization that provides technical assistance and training to land trusts across the state.
- The coalition was founded in 1990 and has since grown to include over 100 member organizations.
- The coalition's mission is to support the development and success of land trusts in Colorado.
- The coalition provides a wide range of services, including legal assistance, financial planning, and marketing support.
- The coalition also provides training and technical assistance to land trusts on a variety of topics, including land acquisition, management, and conservation.
- The coalition is a key resource for land trusts in Colorado and is committed to supporting the growth and success of the land trust movement in the state.

Key Points:

- Conservation easements are permanent restrictions on land use.
- They protect natural resources while allowing landowners to continue to own and use the land.
- They are typically held by a conservation organization.
- They can be used to protect a wide range of natural resources.
- They are a flexible tool that can be tailored to meet the needs of a particular property.
- They are a key tool for protecting the natural resources of our country.

Key Points:

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