

Financial Benefits

➤ Potential Cash Purchase

Conservation easements or fee simple transactions can involve a payout from Triangle Land Conservancy. We work with local and state partners to apply for grant funding based on individual projects.

➤ Federal Income Tax Benefits

A federal income tax deduction is currently available to landowners who donate land or a permanent conservation easement on their land. Unused deductions can be carried forward for a period of years.

➤ Property Tax Benefits

Conservation easements can reduce the assessed value of property and may reduce corresponding property taxes.

➤ Capital Gains & Estate Tax Benefits

Conservation options can lower the value of the assets in an estate. This may lower the tax obligations of the estate. Additional tax benefits, including capital gains tax, may be available for qualifying donations or bargain sales.

We strongly recommend that every landowner seek the advice of qualified legal and financial professionals as they consider conservation options for their land.

Manco Dairy Farm. Photo: TLC Staff



ABOUT US

Triangle Land Conservancy strives to create a healthier and more vibrant Triangle region by safeguarding clean water, protecting natural habitat, supporting local farms and food, and connecting people with nature through land protection and stewardship, catalyzing community action, and collaboration.

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Williamson Preserve. Photo: Jenn Burnell



LAND CONSERVATION

Protecting your farm or forest with TLC.



Cows at Williamson. Photo: TLC Staff

Leave a natural legacy by conserving your land.

A variety of conservation options are available to help keep your land protected forever.

Fee Simple

- Landowner sells or donates property to TLC outright.
- Property sold below fair market value is a **"bargain sale"** and may qualify for tax deductions.
- Most TLC purchases have some amount of bargain sale.
- TLC then owns the land, maintaining perpetual management responsibility.
- TLC may keep the land private for conservation and habitat management, open it to the public as a nature preserve, or transfer it to another entity for public use (typically for a county or state park).



TLC-owned Cape Fear Bottomlands property in Lee County.
Photo: Margaret Fields

Conservation Easements

- Voluntary legal agreement that permanently limits uses of the land in order to protect its conservation or agricultural values.
- Landowner continues to own and use the land or can sell or pass it on to heirs.
- Easements can be sold at or below fair market value, or donated entirely.
- Bargain sale or donation of easements can qualify for tax deductions.
- TLC inspects the property annually to ensure the easement is being followed.



James and Matthew Bailey protected their 125-acre farm in Wendell, NC forever by placing the property under a conservation easement. Photo: Cara Lewis

Bequests

- Donating land through a bequest allows landowners to own, manage, and enjoy the land during their lifetime while ensuring a conservation legacy.
- Landowners are still responsible for maintenance and real estate taxes on their property while in their ownership.
- Removing land from an estate can significantly reduce inheritance taxes.
- Creating a bequest is relatively simple and can be altered should circumstances or intentions change.



TLC's Irvin Farm and Nature Preserve is a private property that hosts partner organizations, Transplanting Traditions and Learning Outside. The property is a living legacy of founding TLC board members, Logan and Elinor Irvin.
Photo: Diana Hackenburg