

Benefits to Landowners

THE
TRUST
FOR
PUBLIC
LAND



For over 40 years The Trust for Public Land has worked with landowners to create parks, set aside natural areas, or use conservation easements to protect private land as a family farm, ranch, or forest. As a nonprofit that functions as an independent in the marketplace, we can bring significant benefits to landowners—and to communities seeking to preserve land for its scenic, historic, environmental, or economic importance.

Speed, efficiency, fundraising, and financial expertise

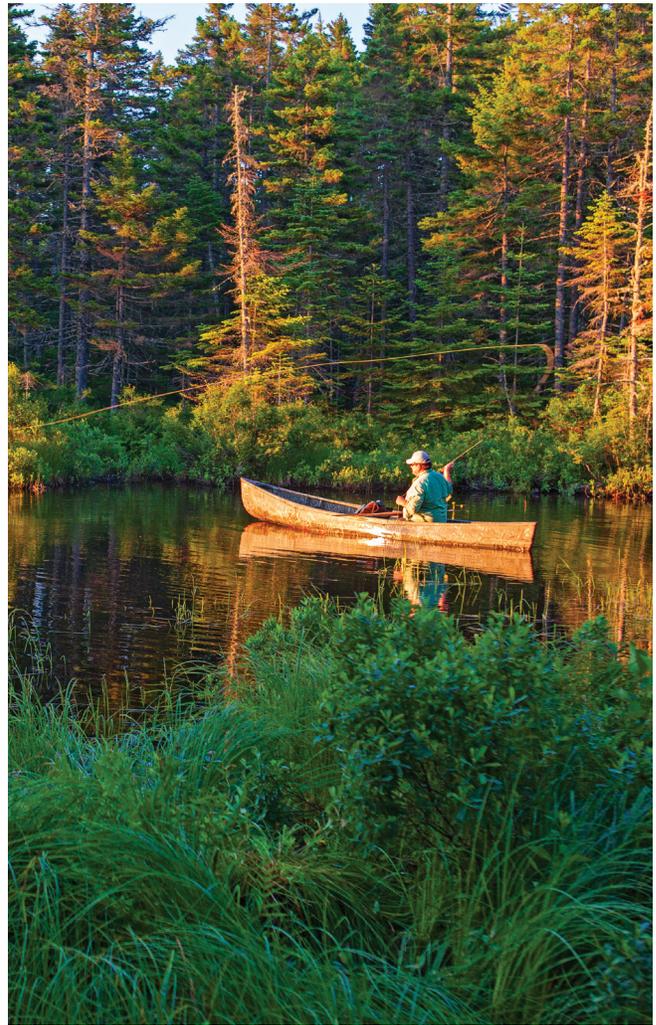
As an independent buyer, The Trust for Public Land can make commitments to meet landowner needs and overcome agency constraints due to regulation and bureaucratic process, such as the inability to approve funds to meet a landowner's timeline. We raise and combine funds from public and private sources, and can secure interim financing until public funds are raised. With expertise in estate planning, charitable donations, and real-estate tax benefits, we are able to structure transactions that meet landowner financial goals. We can arrange transactions in ways public agencies cannot, such as acquiring a corporation's stock.



Expert advice on complex issues

Based on extensive experience with public agency procedures and personnel, The Trust for Public Land guides landowners through the complicated steps of a real estate or easement transaction, including appraisal, establishing title, property survey, and environmental assessment. We solve complex issues such as title irregularities and disputes over water rights, property contamination, and pending litigation.

The Trust for Public Land creates parks and protects land for people, ensuring healthy, livable communities for generations to come.



Confidential negotiations and conflict resolution

The Trust for Public Land conducts negotiations with the highest professionalism and integrity. We facilitate discussion among businesses, community and environmental groups, and other stakeholders to resolve conflicts over land use, property valuation, or other issues. We keep the details of real estate negotiations and transactions confidential unless otherwise agreed with the landowner or required by law.



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tpl.org

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