

The Brilliant & Profitable Role of Conservation Easements in Redevelopment of Contaminated Property

Increases Profitability of Project

- Federal charitable donation income tax credits - IRC 170(h)(2)
- State income tax credits
- Property tax reduction
- Estate tax reduction - IRC 2031(c)

Enhances or Protects Remedy & Reduces Liability Risk

- Expert long-term stewardship of property
- Conservation easements don't trigger owner/operator liability
- Owner can control property thus mitigating third party damage of remedy

Builds Critical Community Support for Projects

- Land trusts are credible and trusted partners with communities
- Communities more likely to support project with benefits

Conserves and/or Creates Ecological Functions and Public Amenities

- Protecting & restoring natural places
- Creating recreational & educational public benefits
- Land trusts have conserved 56 million acres (double national parks)

Minimizes Environmental Justice Impacts

- Protects EJ communities from burdens of long-term scrape & fill cleanups & heavy truck traffic