

# Land Conservation Questions and Answers

**Do land or trail conservation easements only last until the land is sold?**

Conservation easements are protected in perpetuity by legal instruments and remain with the land even upon sale or if inherited.

Conversely, land use stipulations written into a deed or will by a land owner that are not protected by a conservation organization are not legally enforceable and may not remain in place when the land is sold or inherited.

**Does land conservation limit a landowners rights?**

Conservation easements limit the amount of development that can happen on a piece of land. The degree of limitations are agreed upon by the landowner and the conservation organization, who together place the easement on the land. The landowner retains all ownership of the land and rights to development that is stipulated in the easements.

**Does land conservation decrease property value?**

Conservation easements do not necessarily decrease the value of a property.

Often, properties conserved by easements are used for farming or woodland and the easements ensure they will continue to be used for those purposes. Conserved property can be purchased from a landowner who is then compensated for the land based on the fair market value of the land with the existing easements.

**Does land conservation result in higher property taxes for town residents by lowering taxes for property owners who conserve land?**

Whereas conserved land value does typically go down in assessed value after conservation easements, this does not mean the land no longer is of value or hasn't a tax basis. Land conservation is an important part of any sustainable growth plan for the town.