



PROCESS for DONATING CONSERVATION LAND

Steep Rock Association (SRA) is pleased to be your partner in land conservation.



HOW CAN I PROTECT MY LAND and SUPPORT SRA's MISSION? Consult with an advisor to determine what method is best for you.

In-Fee Property

Donate title to your land for permanent protection and professional stewardship as a SRA nature preserve.

Conservation Easement

Enter into a legal agreement that limits uses of the land to perpetually protect its conservation value while retaining ownership.

WHAT IS THE PROCESS FOR LAND CONSERVATION TRANSACTIONS?

Advanced planning is crucial for year-end tax deductions.

STEPS	DETAILS	TIMELINE <i>(no later than)</i>
Initial Discussion	Landowner contacts SRA to discuss the proposed donation.	June 1
Evaluation	SRA conducts an on-site inspection of the property, prepares a project summary report, and determines the appropriate level of environmental due diligence.	July 1
Preliminary Approval	SRA approves coordination of the conveyance. Landowner obtains and provides a survey, appraisal, and required reports (see back). Agreement provisions are negotiated.	September 1
Final Approval	SRA authorizes the conveyance through its Preservation Committee and Board of Trustees.	November 1
Closing	The conveyance is executed and the deed is recorded.	December 31
Post-Closing	SRA provides contemporaneous acknowledgement letter in accordance with IRS charitable contribution substantiation requirements. Landowner provides SRA a copy of the appraisal.	February 1 Within 3 months of contribution and not less than 1 month before Form 8283 due date

WHAT IS REQUIRED OF ME / WHAT EXPENSES CAN I EXPECT?

*SRA can recommend qualified service providers.

In-Fee Property Transaction

- *Appraisal
- *Boundary Survey (Class A-2)
- Brokerage Commission *(if necessary)*
- Conveyance Tax *(if necessary)*
- *Environmental Investigation *(if necessary)*
- Legal Expenses of SRA *(if necessary)*
- Recording Fees
- Title Investigation

Conservation Easement Agreement

- *Appraisal
- *Baseline Documentation Report
- *Boundary Survey (Class A-2)
- Brokerage Commission *(if necessary)*
- Conveyance Tax *(if necessary)*
- *Environmental Investigation *(if necessary)*
- Legal Expenses of SRA *(if necessary)*
- Recording Fees
- Stewardship and Legal Defense Fee
- Title Investigation

This information is intended to provide an overview of the land donation process to aid landowner's consideration and planning. For more specific information regarding the approval process and requirements, please contact SRA and refer to our approved guidelines and policies.

Together we can protect and preserve Washington.



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