

## So, Can I Still...

Farm my property?	Yes.
Hunt on my property?	Yes.
Timber my property?	Yes.
Rent my property?	Yes.
Sell my property?	Yes.
Will my property?	Yes.
Build on my property?	Maybe.
Divide my property?	Maybe.

## Shenandoah County Conservation Easement Authority

For More Information, Contact:

Shenandoah County  
Office of Community Development  
600 North Main Street, Suite 107  
Woodstock, VA 22664

Phone: 540-459-6185

Email: [Conservation@ShenandoahCountyVA.US](mailto:Conservation@ShenandoahCountyVA.US)

Web site:

[www.ShenandoahCountyVA.US/Committees/CEA](http://www.ShenandoahCountyVA.US/Committees/CEA)

### Donate to Land Conservation in Shenandoah County!

100% of your tax-deductible contributions  
are used directly to support conservation projects.  
More than that, your donations are leveraged  
to double or triple outside funding.  
Just write your check to "County of  
Shenandoah" with "CEA" in the memo,  
and mail it the address above.  
Thanks so much!

## Shenandoah County Conservation Easement Authority

### Conservation Easement Program

**"Preserving  
Shenandoah County,  
one property at a time."**

Apply now to place a  
conservation easement on your land.  
Applications are due by  
December 5, 2013.  
Don't wait, call today!

## So, Do I Have to...

Grant Public Access?	No.
Grant Inspectors Access?	Yes.
Fence In Streams?	Maybe.
Commit Forever?	Yes.
Ease All My Land?	No.
Be in Land Use?	No.

## What...

### ...Is a Conservation Easement?

A conservation easement is a voluntary agreement negotiated between a landowner and a public agency or charitable conservation organization, in which the landowner agrees to place specific restrictions on the use and development of their property. In many cases, landowners can reap significant income tax and estate tax benefits by donating an easement.

## Who...

### ...Can Apply?

Any Shenandoah County landowner whose property obtains at least 15 points under the ranking criteria set forth in §82-7 of the Shenandoah County Code (see Easement Eligibility & Ranking Criteria Worksheet), unless the CEA has found that it is in the best interest of the County to waive this requirement. In addition, the placement of a conservation easement on the property must be consistent with the Shenandoah County Comprehensive Plan. However, just as a landowner is not obligated to donate an easement, the County is not obligated to accept every easement donation offer.

## How...

### ...Can Landowners Benefit?

The donation of a conservation easement may provide an opportunity for a landowner to earn significant tax advantages. To be eligible for various income and estate tax benefits, the easement must meet a minimum standard of protection to be a “qualified conservation contribution,” according to Federal Internal revenue Code Sections §1.170A-14(a) and 2031(c) and Virginia State Code §58.1-512. Moreover, every citizen of Shenandoah County benefits from the protection of farmland, open space, scenic beauty, wildlife habitats, air quality, and water quality.

### ...Is the Shenandoah County Conservation Easement Program?

It is a local program that provides an opportunity for Shenandoah County landowners to permanently protect their family farms from development through the donation of a conservation easement.

### ...Holds the Easement?

The Shenandoah County Board of Supervisors (BOS) and the County Conservation Easement Authority (CEA) hold the easements. If a landowner so chooses, other public or non-profit entities such as the US Dept. of Agriculture (USDA) or the Virginia Outdoors Foundation (VOF) may be able to co-hold the easements as well.

### ...Do I Evaluate My Property's Value?

To evaluate a property's “qualified conservation contribution”, contact a certified public accountant, or seek advice from legal counsel. Shenandoah County is not authorized to review and advise landowners of the personal financial impacts of donating a conservation easement.