

Easements

Land conservation easements on agricultural riparian buffers

Recorded:
*As of Dec. 2006,
CREP easements
have been
recorded in the
counties of:*

- Albemarle
- Clarke
- Greensville
- Rockbridge
- Shenandoah

Total: 215 acres

In progress:
*Additional CREP
easements are in
progress in the
counties of:*

- Augusta
- Campbell
- Clarke
- Greensville
- Halifax
- King George

Total: 335 acres

New: \$1000 per Acre

As of January 1, 2007 DCR will pay \$1000 per acre of land protected under a CREP easement. Prior to that date, this landowner incentive payment was \$500. It is expected that the increased payment will boost participation in the CREP Easement Option. As before, DCR pays all costs of surveying, titling, recording the deed, and coordinating the process.

Reminder

The \$1000 per acre one-time payment for a CREP easement is ADDITIONAL to the 10-15 year contract rental payments.

Why Consider a CREP Easement?

By participating in CREP, landowners are already committed to protecting water quality & providing habitat for wildlife. CREP Easements go a step further, making the protection permanent. It ensures that the decisions about wise use of land remain unchanged. Since easements pass with ownership, one's efforts to protect water quality and wildlife habitat continue even after the owner no longer controls the land.

Is There A Tax Advantage To This Easement?

Landowners frequently ask about potential tax benefits from land conservation easements. We advise them to "Step One: Consult your tax advisor, attorney or accountant!" Easements *may* include a federal income tax deduction, state income tax credit (through the VA Land Preservation Tax Credit Program or state capital gains exclusion or estate tax reduction) & local real-estate tax reduction. And there are special federal provisions for farmers.



*Bobwhite Quail,
Northern Bobwhite,
or Virginia Quail
(Colinus virginianus)*