

Tax Incentives for Land Conservation

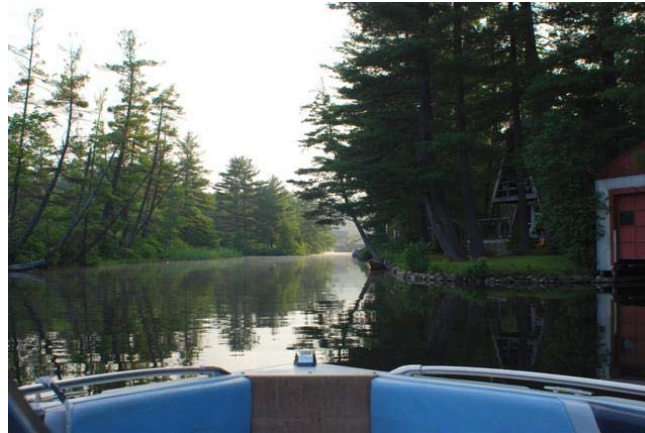
New tax incentives:

- Raise the deduction a donor can take for donating a voluntary conservation agreement from 30% of their income in any year to 50%;
- Allow farmers to deduct up to 100% of their income; and
- Increase the number of years over which a donor can take deductions from 6 to 16 years.

These new tax incentives for land conservation mean that now may be the perfect time to protect your land. Contact your financial advisor to see how these tax incentives might work for you.

Current Use

Current use is a statutory program which allows a qualifying parcel of land to be valued at its current use rather than its "highest and best use" resulting in a tax break to the landowner. More information on current use is available at the Town office.



The Ashland Conservation Commission was founded to protect the natural resources in our community. We are a group of volunteers who are appointed by the Selectmen. One of our primary goals is to increase awareness of land conservation options to landowners.

If you have any questions about any of the information contained within this pamphlet please do not hesitate to contact us.

**Town of Ashland Conservation Commission
20 Highland Street
PO Box 517
Ashland, NH 03217
(603) 968-4432**

Conservation Commission Meetings are on the second Wednesday of the month at 6:30 p.m. at the Ashland Town Offices.

Donations to the Conservation Commission are tax deductible.

**TOWN OF ASHLAND
NEW HAMPSHIRE**

CONSERVATION COMMISSION

**YOUR LAND
YOUR OPTIONS**

**WORKING TO MAINTAIN THE
RURAL NATURE OF ASHLAND FOR
GENERATIONS TO COME.**



Often, the people who choose to make their life within a rural community such as ours do so because they enjoy the sounds of nature over the sounds of the city; they'd rather be kept awake by the light of a full moon than the glare of a street light; sitting in traffic often means being trapped behind bicyclists on Winona Road; and your noisy neighbors are the peepers and crickets.

We here in Ashland are lucky enough to live in such a rural community with wonderful ecological diversity, and *it is a goal of the Conservation Commission to aid landowners who wish to have all or a portion of their land conserved.*

The current trend seems to be development within the Town, which is to be expected as more and more people realize the charms which our Town has to offer.

If you've ever been concerned about the future of your own land, this pamphlet offers you a few options.



The Conservation Commission can assist you with conserving your land. Although we currently lack the resources to purchase or maintain conservation lands within the Town, we can help put you in contact with a land trust that does. We can also act as a go-between for you, if desired.

If you do not want to retain ownership of your land, but you still would like to protect it for future generations, some of the options available to you include:

- Sale or Bargain Sale of a Conservation Easement or Full Ownership
- Donation of Full Ownership or by Will

It is also important for you to know that *you do not have to give up ownership of your land in order to protect it.*

If retaining ownership is important to you, the options available to you include:

- Conservation Easement
- Donation by Will

A **conservation easement** allows you to protect your property from future development, but you retain ownership. You still have the ability to sell the property or to pass it to future generations. Land trusts operate for the purpose of providing stewardship for easement properties in perpetuity. They hold deeded interests to development rights, which are never to be exercised. This enables landowners to carry out their wishes for permanent protection of their property.

We can help you find a land trust that fits with your goals for your property.

