

## How Do Land Trusts Conserve Land?

The mission of a land trust is to permanently conserve important land. This is accomplished by working with landowners and the broader community. The most traditional tool for conserving land is called a “conservation easement”. The conservation easement is a legal agreement

between a landowner and a land trust that permanently limits uses of the land, primarily development, in order to protect the property’s special conservation values. These restrictions remain with the land and apply to all subsequent landowners. This is why land trusts describe property

as **permanently** conserved. The land trust that “holds” the easement is responsible for ensuring year after year that the restrictions within the conservation easement are being followed. The Jericho Underhill Land Trust often partners with the Vermont Land Trust so that the larger organization holds the easement.

The language of a conservation easement is carefully crafted between the landowner and the land trust to make sure it reflects the landowner’s

wishes and protects the property’s most important conservation values. An easement on property containing rare wildlife habitat might prohibit any development (Wolfrun Natural Area) while an easement on a farm (the Barber Farm) might allow continued farming and the addition of agricultural structures.



An easement may apply to all or a portion of the property, and need not require public access.

A landowner may sell a conservation easement, but easements are often donated to a land trust. The value of a conservation easement is determined by a qualified appraiser who establishes the highest selling price for the land, usually through development, and what the land would be worth without that right. The difference between

the two numbers is the value of the conservation easement. If the donation benefits the public by permanently protecting important conservation resources, and meets other federal tax code requirements, it can qualify as a tax-deductible charitable donation.

The conservation easement is an established tool for permanent land protection. Sometimes there is a lot of confusion about the term “conserved” as it is used broadly. For example, real estate advertisements may proclaim that a house sits by “conserved” land or include “preserve” or “conservation” in a development’s name. There is the general perception that public lands owned by the town, the university, and the federal government are conserved just because

they are undeveloped and allow public access. In fact many parcels that are assumed to be “conserved”, even if they are described as “open space” on town planning charts... are not at all. Some may believe that zoning regulations are sufficient to restrict development. This is not the case. Residents of Jericho and Underhill can be assured that all the work that JULT does results in **permanent** land conservation and we look forward to many more opportunities.



# SPRING EVENTS



FOURTEENTH ANNUAL  
**Bird Walk**  
**at Mills**  
**Riverside Park**  
MAY 15 7:00 AM

Once again, we will welcome our newly arrived bird species with the help of our loyal and enthusiastic leader, Evergreen Erb. The park, with its rich mix of habitats, is especially suited for an exciting bird walk. Expect to hear and see many warblers, Eastern kingbirds by the pond, Gray catbirds, vireos and many more. We will be on special look out for singing Bobolinks and nesting Eastern bluebirds. Please bring a pair of binoculars and dress for the weather. The meandering walk will take several hours but you may leave at any time.

## **Bird Walk Preview**

**MAY 12 6:30 PM**

**DEBORAH RAWSON  
MEMORIAL LIBRARY**

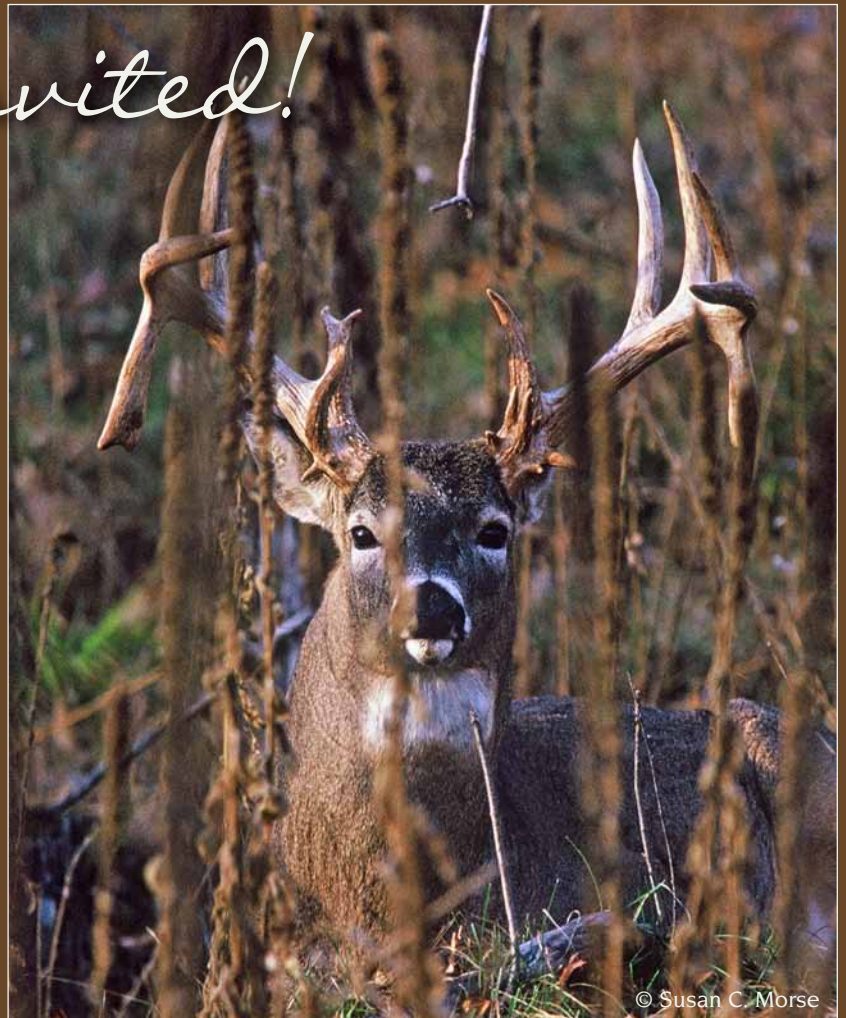
Evergreen will give us a slide preview of many of the birds we hope to see on our walk. These slides are accompanied by taped song and serve as an excellent introduction to birding in general. Both events are co-sponsored by the Jericho Underhill Land Trust and the Deborah Rawson Memorial Library.

# You're Invited!

**May 9th 6:30 PM**  
**Annual Meeting**

JULT is celebrating another successful year of land conservation within our community at our Annual Meeting on May 9th at the Underhill Town Hall. Refreshments begin at 6:30 PM and will be followed by a short business meeting. Our special guest speaker is **Susan C. Morse** who will enchant us with her amazing wildlife photography and in-depth knowledge of "The Deer of North America". She will take us on her travels throughout the northeast, the Rocky Mountain west and arctic Canada. Come and bring your friends and neighbors to this extraordinary presentation.

For more information, please call 899-2693  
or e-mail [julandtrust@gmail.com](mailto:julandtrust@gmail.com).



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**Annual Meeting May 9**  
*- See details inside -*  
**Membership Renewal Time**

- Livy Strong  
*Chair*
- John Koier  
*Vice Chair*
- Phyl Newbeck  
*Secretary*
- Hilaire Thomas  
*Treasurer*
- John Schroeder
- Trevor Squirrel
- Catherine Stevens

## Help protect our future landscape...TODAY

**Please note:** All JULT memberships now run from May 1 to April 30 of the following year.

**Please sign me up for:**

- Conservator** membership \$500
- Steward** membership \$100
- Sponsor** membership \$50
- Family** membership \$35
- Individual** membership \$25
- Student/Senior** membership \$10
- Lifetime** membership \$1,000

*(Beat inflation and avoid renewal notices!)*

**Other considerations:**

- My employer's matching gift is enclosed.
- Please **do not** send me a "thank-you" gift. I wish to remain anonymous.

**Please contact me regarding:**

- Conservation options for my land
- Making a gift of stock
- Including JULT in my will
- Other planned giving opportunities
- Volunteer opportunities:
  - \_\_\_ Fundraising/Events
  - \_\_\_ Office/Administration
  - \_\_\_ Trails/Land Stewardship

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 E-mail \_\_\_\_\_

Please make checks payable to JULT and mail to the address below. Or you may pay by credit card via our website: [www.jult.org](http://www.jult.org). All contributions are tax-deductible.



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