



Aiken Land Conservancy

Tax Incentives for 2013 to Help You Conserve Your Land

Congress has established generous tax benefits for protecting your land by donating a voluntary conservation agreement. If you own land with important natural or historic resources, donating a voluntary conservation agreement can be one of the smartest ways to conserve the land you love, while maintaining your private property rights and possibly realizing significant federal tax benefits.

These incentives for 2013, enable average Americans, including working family farmers and ranchers, to donate land. The legislation:

- Provides for a 50% deduction of your adjusted gross income (AGI) for donating a voluntary conservation easement.
- Allows you to deduct **100%** of your AGI if you qualify as a farmer or rancher; and
- Enables you to carry your deduction forward for either the lesser of (i) fifteen years or (ii) exhaustion of the deduction.

These changes allow many modest income landowners to realize significant financial benefits for preserving our nations quickly diminishing open space.

What do you need to know to enter into a voluntary conservation agreement? Here are the facts:

- A voluntary conservation agreement, also known as a conservation easement, is a legal agreement between a landowner and a nonprofit land trust, like the Aiken Land Conservancy, or government agency that permanently limits uses of the land in order to protect important conservation values. It allows you to continue to own and use your land and to sell it or pass it on to heirs.
- When you enter into a voluntary conservation agreement with a land trust, you give up some of the rights associated with the land. For example, you might give up the right to subdivide your land or build additional houses, while retaining the full right to grow crops. Future owners also will be bound by the agreement's terms. The land trust is responsible for making sure the terms of the agreement are followed.
- Voluntary conservation agreements vary widely. An agreement to protect rare wildlife habitat might prohibit any development there, for example, while one on a farm might allow continued farming and the building of additional agricultural structures. An agreement may apply to just a portion of the property, and need not require public access.
- A conservation donation requires not only a willing donor, but a qualified conservation organization to accept the donation. That organization needs to be able to show that the donation closely fits its particular charitable mission. A land trust will not accept a donation that does not fit its mission and purposes.
- A voluntary conservation agreement can help a landowner pass land on intact to the next generation. By limiting the land's development potential, the agreement lowers its market value, which in turn lowers estate tax. Whether the agreement is donated during life or by will, it can make a critical difference in the heirs' ability to keep the land intact.
- If a conservation agreement 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 amount of the donation is the difference between the land's appraised value with the agreement and its value without the agreement.
- To qualify as a charitable donation, a conservation agreement must be permanent. A landowner should get professional financial planning and legal advice before making such a major donation.
 - The Aiken Land Conservancy and the Land Trust Alliance are working to make this important conservation tool permanent, but under current law it will expire on December 31, 2013. Deductions for easements donated between 2006 and 2013 will continue to carry over. Visit www.lta.org/easementincentive for the latest information regarding this benefit.

South Carolina Tax Credits:

South Carolina also offers tax credits to those who make a donation of land for conservation. In general, a *tax credit* is more valuable than a similar *tax deduction*. A tax credit reduces the tax you pay, dollar-for-dollar.

South Carolina's tax incentive comes in the form of a tax credit equal to 25% of the fair market value of the conservation gift. The tax credit is limited to a maximum of \$52,000 per year, and to \$250 per acre. The South Carolina tax incentive allows the landowner to carry the unused portion of the credit forward indefinitely until the full credit is claimed. The South Carolina conservation easement tax credit applies in addition to federal tax benefits.

For more information, please read the South Carolina Department of Revenue's third edition of the Local, State, and Federal Tax Incentives for Conservation Easements:
<http://www.sctax.org/NR/rdonlyres/2CC8B3D0-B026-4739-833C-656A941DF100/0/coneas.pdf>

Also, South Carolina is one of only two states where tax credits can be bought or sold on the open market. Please visit <http://www.conservesc.com/> for more information on buying and selling tax credits.

To learn more about protecting your land with a voluntary conservation agreement, contact:

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