

BOUNCE *FORWARD*

*BUILDING THRIVING, HEALTHY, &
EQUITABLE COMMUNITIES*



MARCH
4 & 5, 12, 19, 25 & 26



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Real Estate Pressures on Private Land Conservation in the COVID-19 Era

CONSERVATION EASEMENTS

- Conservation Easement:
 - A voluntary agreement between a landowner and certified holder which restricts the development of property for the benefit of conservation.
 - Usually perpetual
 - Can tie land and water
- Used to:
 - Protected open spaces
 - Conserve, protect and restore wildlife habitat
 - Keep working lands in operation
 - Provide recreation opportunities



Photo by John Fielder

PANDEMIC IMPACTS

- **Working lands** – commodity prices, supply chain interruptions, local food demand
- **Solace in nature** – increase in demand for safe, outdoor activities and equitable access
- **Remote everything** – reimagined lifestyles in more rural, scenic locations
- **Changing community needs** – increasing resiliency, environmental and public health



POLICY IMPLICATIONS

Sharpening current tools – legislation to improve tax credit incentive.

Local land use planning – strategic approach to community planning with conservation in mind.

Alternative methods to value conservation easements – focus less on development rights lost and more on conservation values added.

