



Potential Expenses for a Donated Conservation Easement

This fact sheet is intended to be a resource that outlines the various costs an easement donor can expect to pay when donating a conservation easement to The Manor Conservancy (TMC).

Because each easement donor's situation is unique, as each property is unique, the services required and costs incurred may vary greatly. While the costs associated with donating a conservation easement can be considerable, they also may be tax deductible. All easement donors are encouraged to seek professional tax advice regarding the deductibility of all costs associated with a conservation easement donation. Below is a general guide to the services commonly associated with the donation of a conservation easement.

Attorney: For landowners who are considering easement donation, TMC strongly recommends they seek professional legal counsel from an attorney familiar with conservation easements and estate planning strategies. Placing a conservation easement on a property has permanent implications. An attorney familiar with conservation easements and estate planning strategies can help an easement donor understand the donation process and help provide a comprehensive estate planning strategy for the donor. *The easement donor is solely responsible for hiring and paying for such legal counsel.* See our Partners page for a list of attorneys who are experienced in easements.

Tax Professional: TMC recommends that all easement donors seek the advice of a tax professional familiar with conservation easements and estate planning issues. Each easement donor's circumstances are unique, and an experienced tax professional can guide you through the federal and/or state tax benefits for the donation of an easement.

Only a tax professional can provide easement donors with the most current tax information. Tax professionals can provide advice about the deductibility of the easement donation and the associated transactional costs. They are also invaluable resources for strategizing about estate planning.

TMC cannot provide tax advice.

The easement donor is solely responsible for hiring and paying for a tax professional. See our Links page for a list of tax professionals who are experienced in easements. (link)

Appraiser: All easement donors who wish to take advantage of the federal and/or state tax benefits for easement donations must hire a qualified appraiser to determine the value of the conservation easement. Easement donors should seek out a qualified appraiser who can work within the desired time frame and who has an acceptable fee for the service. *The easement donor is solely responsible for paying for the appraisal used to determine the value of the donor's charitable contribution for tax purposes.*

See our Links page for a list of appraisers who are experienced in easements.