

# LARIMER COUNTY | NATURAL RESOURCES

1800 S. County Road 31, Loveland, CO 80537 | (970) 619-4570 | [larimer.org/naturalresources](http://larimer.org/naturalresources)

Dear Landowner,

We are thrilled that you are interested in learning more about ways to conserve your land with the Larimer County Department of Natural Resources. This packet is intended to give you an overview of options that Larimer County utilizes to conserve land, including fee title acquisitions and conservation easements. The information in this packet includes:

1. **Who's Who in Land Conservation** lists the land conservation organizations in Larimer County that you might work with to conserve your land.
2. **Open Lands Master Plan Executive Summary** describes the direction the Natural Resources Department is going and its goals for the near future in land conservation. The full Open Lands Master Plan is available at <http://larimer.org/olmasterplan/>.
3. **Department of Natural Resources Annual Report** provides an overview of what the Larimer County Natural Resources Department has been up to in the last year.
4. **Rural Land Use Center brochure** describes options with other County Departments to set some of your land aside for development but also accomplish some conservation, as well.
5. **Larimer County Land Stewardship Program leaflet** outlines resources available to landowners through the Land Stewardship Program as well as contact information and availability.
6. **Acquisition Process** lays out the process that the Larimer County Natural Resources Department follows when working through a conservation project from beginning to completion.
7. **Conservation Easements** provides a general overview and description of what a conservation easement is.
8. **TAX CREDIT BROKERS**
  - a. **Conservation Tax Credit Brokers** is a complete list of the tax credit brokers in Colorado that specialize in conservation easement tax credits.
  - b. **Choosing a Tax Credit Broker** is a guide and list of suggested questions you might ask a tax credit broker when you are choosing whom to work with to develop your tax credit application.
9. **BROKER MATERIALS**
  - a. **Conservation Resource Center (CRC)** resources are documents provided by a tax credit broker that discuss conservation easement tax credits in more detail and describe how non-profits qualify for tax credits.
    - i. Conservation Tax Credits – A LANDOWNER'S GUIDE  
(<http://www.taxcreditexchange.com/documents/CRCHandbook2012.pdf>)
    - ii. Non-profits now eligible
    - ii. CRC to pay application fees

- b. **Tax Credit Connection (TCC)** resources are documents provided by a tax credit broker that are all about the Colorado conservation easement tax credit program, as well as the federal tax benefits and estate tax benefits that might be available to you if you grant a conservation easement on your land.
  - i. Getting off the Fence: How to Expand Your Operation by Donating a Conservation Easement
  - ii. Step-By-Step CE Guide
  - iii. Senate Bill 206
  - iv. How to Turn Conservation Easement Tax Credits Into Cash
  - v. Turning Conservation Easement Tax Credits into Cash: What should I expect?
  - vi. How Federal Benefits Put Money In Your Pocket
  - vii. Conservation Easements Have Benefits Years After Your Donation

**10. Help More Customers Find You** is a flier by the Colorado Open Lands land trust that maintains an online database of products produced from conserved lands that is available publicly and might help you generate business.

**11. FYI Income 39** is a Colorado Department of Revenue document that addresses the conservation easement program in detail and would be helpful to provide to your attorney and accountant as you learn more about what donating a conservation easement on your land might mean for you.

This information highlights many aspects of pursuing conservation tools with Larimer County Natural Resources, especially conservation easements, but by no means provides all of the information you would need to evaluate whether these options are right for you. Landowners should obtain independent legal, financial and tax advice. If you are interested in discussing these options further with us, please don't hesitate to call. We are happy to explore ideas with you!

Sincerely,



Daylan Figgs