

## Our Mission

North County Land Trust  
is dedicated  
to the preservation  
of open space, woodlands  
and wetlands in northern  
Anne Arundel County.

## About North County Land Trust

North County Land Trust (NCLT) is private, non-profit conservation organization formed and operated by local citizen volunteers. It is recognized by the Internal Revenue Service as a 501(c)3 non-profit organization and all contributions are tax-deductible.

The purpose of North County Land Trust is to assist local land owners that wish to preserve and protect their undeveloped property through a deed of conservation easement.



## How can an ordinary citizen without any land to donate help preserve land in North County?

North County Land Trust members come from all walks of life and are motivated only by a desire to help preserve open space. You can join our organization and support our volunteer efforts with a \$20 yearly membership donation which is 100% tax deductible. Your dues are used to provide information to the public about conservation easements and land trust activities through our newsletter, NCLT Report. Some of our members also volunteer their time to assist in monitoring easement sites, which we are obligated to do on a regular basis to verify that the land we hold in conservation easements continue to remain undeveloped per our agreements with the land owners. Our members also participate in outdoor activities sponsored by the land trust. These are just a few of the variety of ways that individuals can participate in helping to preserve land, and foster environmental stewardship and conservation values.

Won't you join us today in helping to preserve woodlands, wetlands and open space in North County?



To join NCLT or  
for more information, contact:

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fostering  
environmental  
& stewardship  
& conservation  
values

## What is a conservation easement?

A conservation easement is a legal agreement between a land owner and a land trust that permanently limits use of a tract of land to protect its conservation values, while being flexible to the needs of the landowner. This agreement stays with the title of the land in perpetuity assuring the long term protection of open and undeveloped spaces.

## How does a landowner benefit from a conservation easement?

There are a number of reasons why a landowner would choose to place their property into a conservation easement. Individuals, as well as corporations, can use conservation easements to:

- take advantage of favorable tax treatment resulting from easement transactions. Deductions are based on the difference between current, highest, and best use market value (not cost basis of property) and the value of the property with development restrictions. Therefore, favorable current tax treatment may be available on what would otherwise be an illiquid long-term asset.\*
- create value from land that generally cannot or should not be sold or acts as a buffer or open space.
- ensure the long term stewardship and protection of property that may have special significance to a family, a business or a local area.

## How does an easement work?

A landowner and a land trust enter into a binding agreement that stipulates what exact portion of a property will be restricted from development. For example, a spring, a stream, wetland or buffer area with woods suitable for wildlife habitat, or land with scenic value might be restricted from development, while the landowner's home and outbuildings and another portion of the property could remain available for use. Most importantly, the land remains the sole property of the land owner. The land trust holds the easement—it does NOT own the land.

\*Prospective easement donors are strongly encouraged to consult their tax attorney to determine the exact value of a conservation easement for their specific tax situation.



## Is public access required when land is placed in a conservation easement?

No, easements do not automatically allow public access. Many private landowners prohibit public access to their land. However, some owners may wish to allow public access to their property and those stipulations are included as part of the easement when specifically requested by the landowner.

## What kinds of landowners can benefit from placing a conservation easement on their land?

All kinds of landowners choose to place properties into a conservation easement including: individuals, corporations and developers.

## What kinds of property are suitable for placement into a conservation easement?

Land that is currently open space with habitat values (i.e., suitable for wildlife and birds or areas containing native plants, wetlands, uplands & bogs), land with scenic value, or special features such as natural springs or streams are all suitable for easements.

## What kinds of easements does North County Land Trust currently hold?

North County Land Trust holds a variety of types of easements, including: 92+ acre property owned by a large public utility company bordering the headwaters of Nabbs Creek, which acts as a buffer and habitat. We also hold an easement on 115 acres of land along the Patapsco River that is owned by the Maryland Port Administration. This property includes wetlands and upland woods. The MPA allows public access to this property at predetermined times during the year for birdwatching and wetland monitoring activities under the auspices of the National Aquarium in Baltimore.

In addition, NCLT holds an easement on 4 acres of privately owned woodlands in Severn, as well as an easement on a 1/2 acre of privately owned woods and wetlands along Rock Creek in Pasadena.

NCLT also holds a 6 acre easement on a creek donated by a manufacturing company. This easement acts as wildlife habitat and protective shoreline buffer to preserve water quality. Donors of conservation easements are as varied as the community itself.