



Iowa Natural Heritage Foundation

Erin Van Waus
Conservation Easement Director

INHF Mission



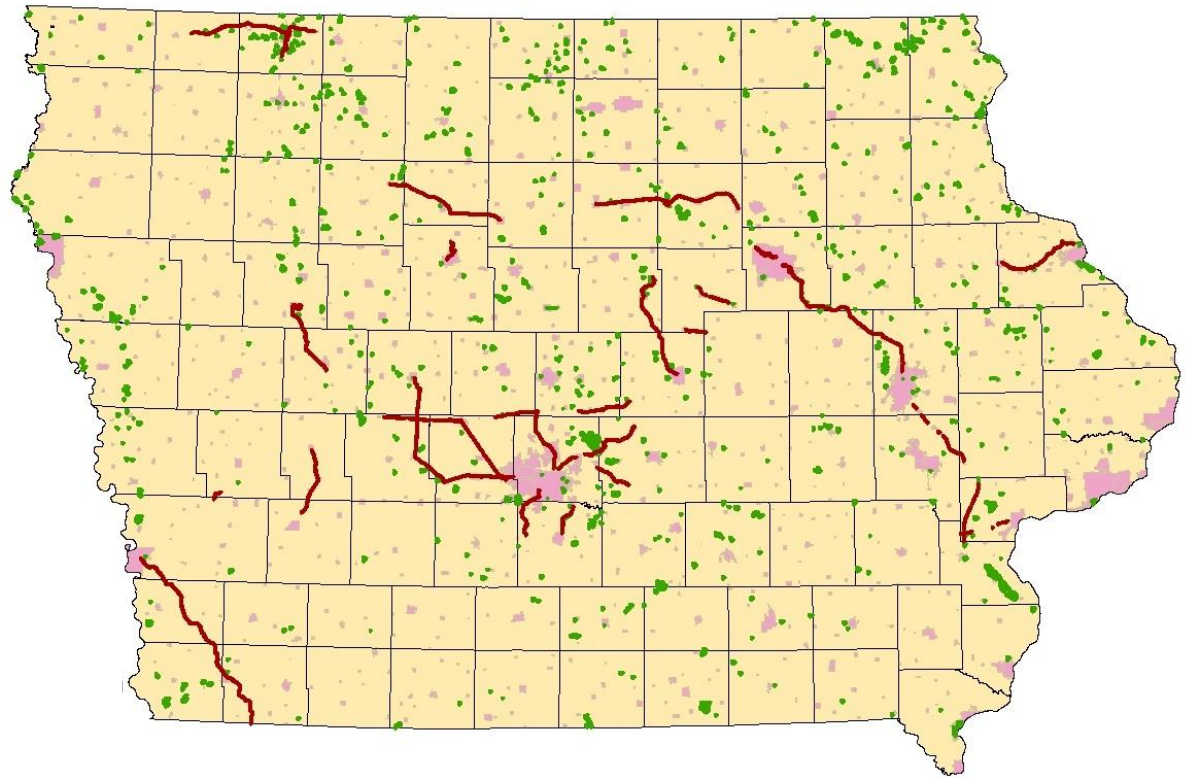
**The Iowa Natural Heritage
Foundation protects and restores
Iowa's land, water and wildlife**

Land and Trail projects

- 158,000 acres
 - 1,100 Projects
- Land acquisition – parks, conservation areas
- Private Protection
- Linear Trails
- Restoration

Iowa Natural Heritage Foundation

Land Protection Projects 1979-Present



INHF People

- Non-profit organization
- Accredited Land Trust
- Statewide Board of Directors
- 25 staff
- Volunteers & Interns
- Private Supported by:
 - 7,000 donors
 - Project donations
 - Grants
 - Bequests
 - Land income



Statewide – acquisition & protection



Trail Leaders



**Partner in
65% of
Iowa's
rail-trails**

**Access to
Trails for all
Ages**

Public Policy

**Funding for clean water,
wildlife, land and
outdoor recreation**



Why Land Protection?

A word cloud centered around the word "Legacy". The word "Legacy" is the largest and most prominent, written in a dark blue font. Surrounding it are various other words in different colors and sizes, including: "Protection" (green), "Grandchildren" (yellow), "Peace of Mind" (green), "Conservation" (orange), "Wildlife" (purple), "Permanent" (red), "Quality of Life" (purple), "Generations" (green), "Trees" (green), "Family" (purple), "Habitat" (purple), "Nature" (blue), "Giving" (blue), "Grass" (green), "Undeveloped" (blue), "Water Quality" (blue), "Estate Planning" (blue), and "Open-Space" (blue). The words are arranged in a circular pattern around the central word "Legacy".

Legacy

Protection

Grandchildren

Peace of Mind

Conservation

Wildlife

Permanent

Quality of Life

Generations

Trees

Family

Habitat

Nature

Giving

Grass

Undeveloped

Water Quality

Estate Planning

Open-Space

Land Protection Methods

	Do you still want to own and manage your land?	Do you want financial compensation?	Do you want tax savings?
Conservation Easement	Yes	Rarely available	Yes
Land donation with reserved life estate	Yes	No	Yes
Bequest	Yes	No	Limited
Land Donation	No	No	Yes
Bargain sale	No	Yes	Yes
Fair market sale	No	Yes	No

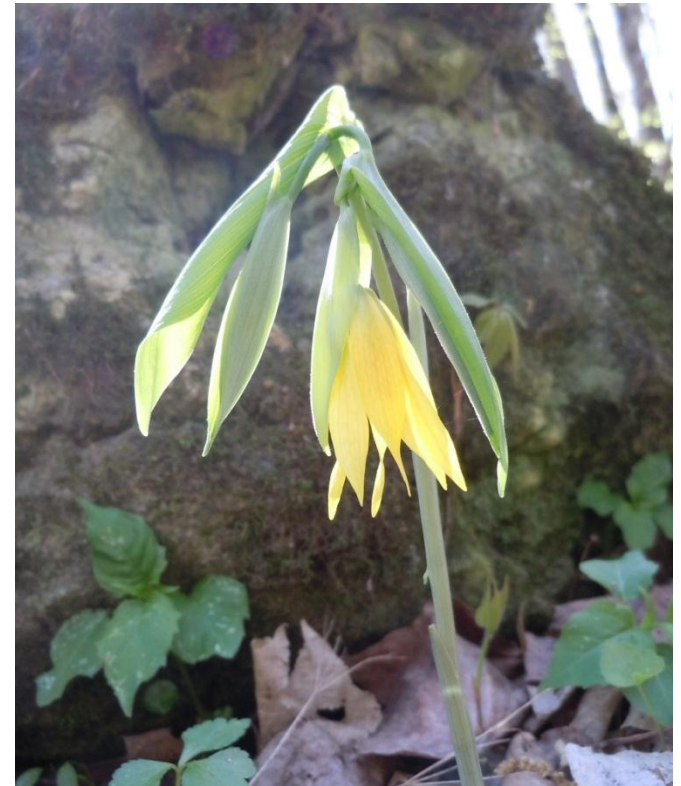
Or a combination of methods

Do you wonder **what will happen to your land** — its woodlands, grasslands, cropland and wetlands — **after you are gone?**

	Conservation Easement	Donation	Bequest	Reserved Life Estate
Flexibility of gift	Irrevocable; this is a permanent decision	Irrevocable; this is a permanent decision	Full flexibility (revocable)	Irrevocable, but you can retain the flexibility of use of the land during your lifetime
Timing	Gift accepted by conservation group; see your gift in action now	Gift accepted by conservation group; see your gift in action now	Trust in future acceptance of gift by conservation group	Gift accepted by conservation group; may or may not see your gift in action
Land decisions	Full control and responsibility of land, subject to terms of the easement	No responsibility for land; control through predetermined actions	Full control and responsibility of land	Responsibility and control during lifetime; may choose to relinquish later
Tax benefits	Full tax benefits	Full tax benefits	Rarely any tax benefits	Significant tax benefits; based on age
Income from land	Full income to you	Income supports your donee	Full income to you during lifetime	Full income to you during lifetime

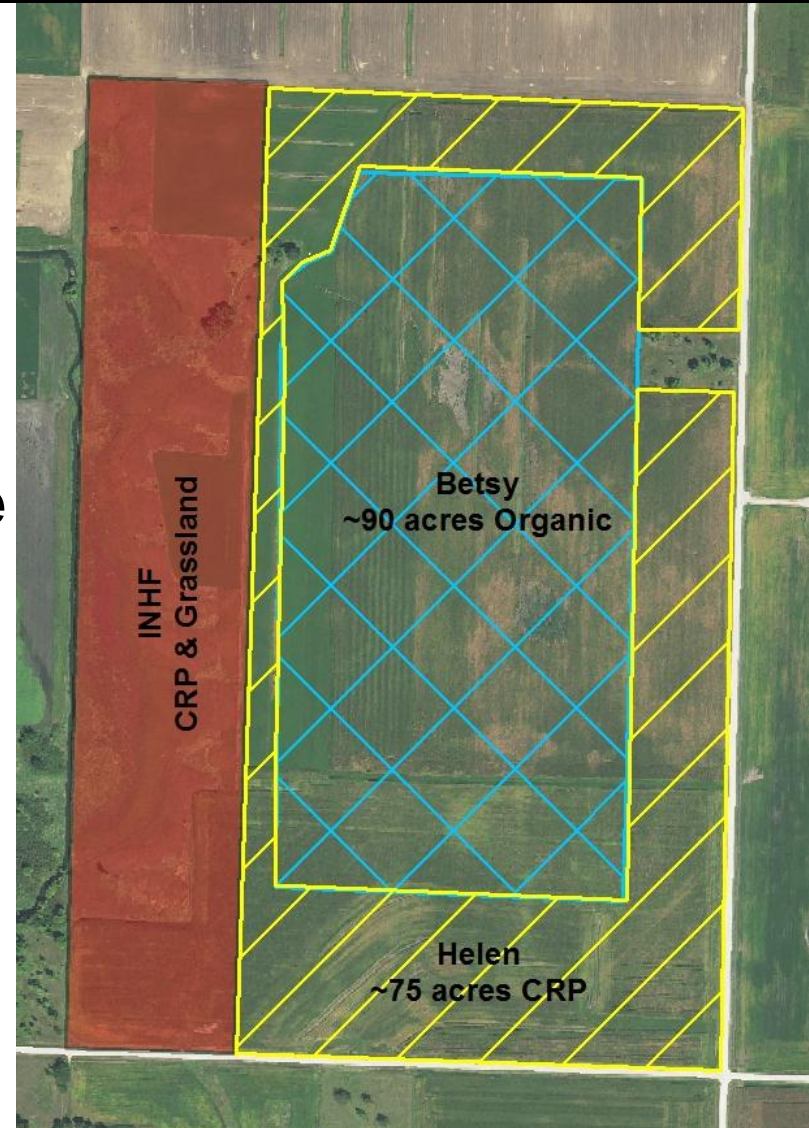
Reserved Life Estate (RLE)

- **Donation of your land with the reserved right to use the land during you and/or spouse's lifetime**
- **Irrevocable**
- **Tax Benefits based on age**
- **Retain income**
- **Land decisions & management**



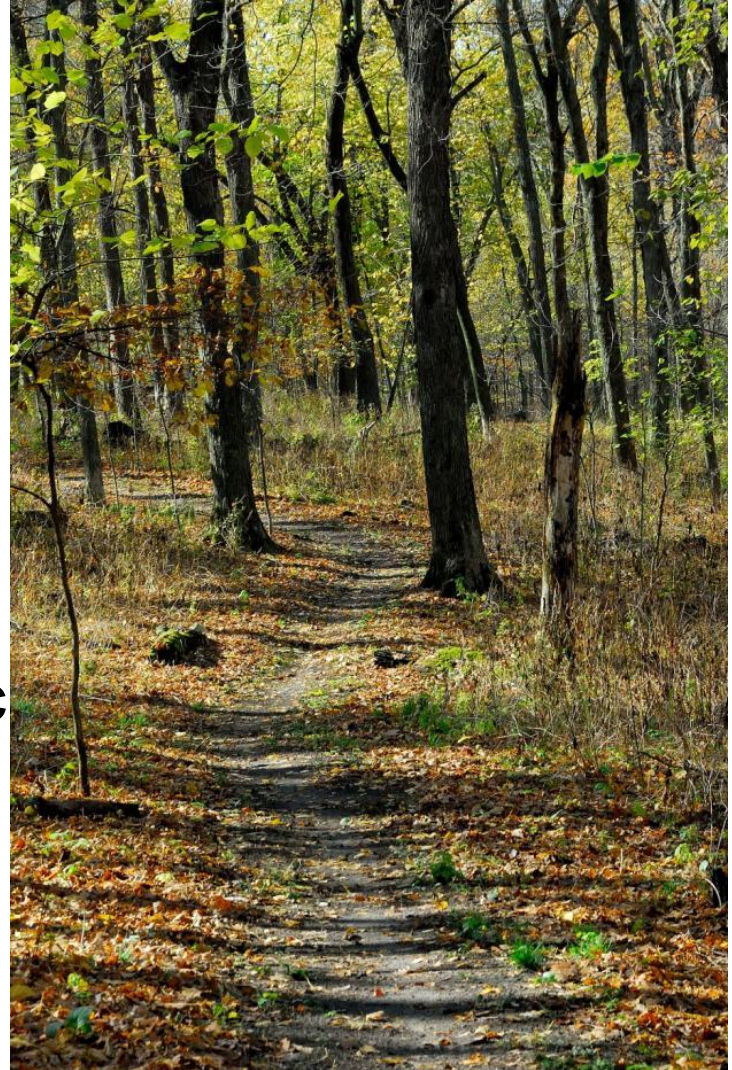
Gunderson RLE

- 2012 Donation, 60 acres
- 2015 RLE, 180 acres
- INHF assist with technical advice
- Income to Helen
- Future income support
INHF mission



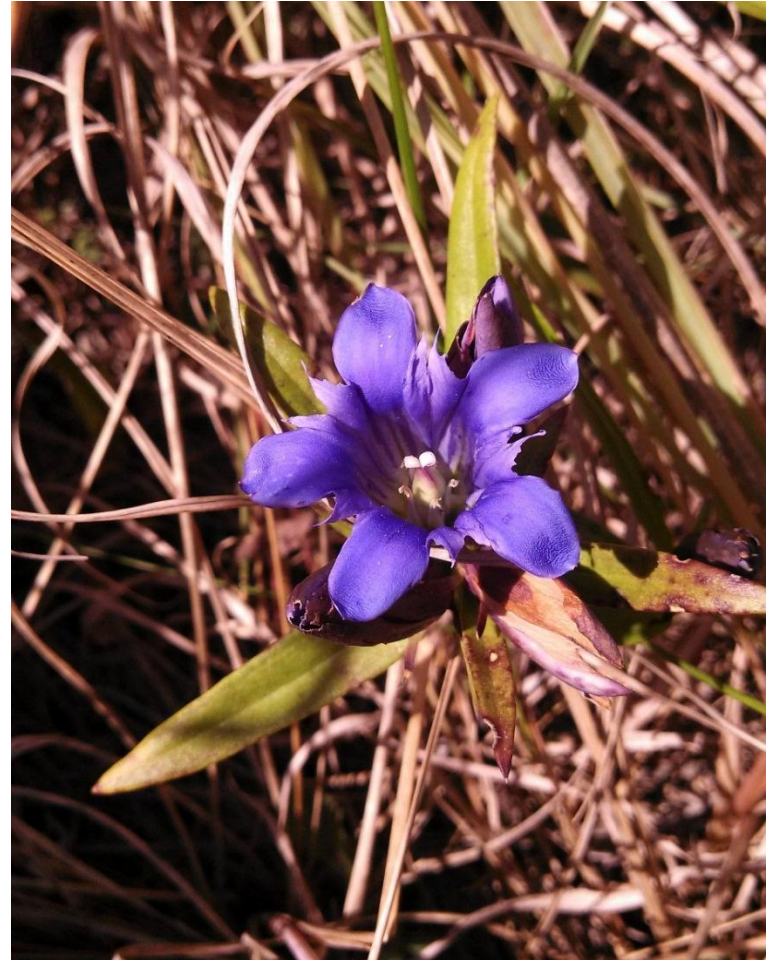
Donation

- **Fee title to charitable org.**
- **Irrevocable**
- **Tax Benefits based FMV**
- **No longer responsible for management, property taxes, etc**



Razor Prairie

- 24 acres, Jasper Co.
- 2001
- Remnant Prairie & Tree planting
- Interns & Volunteers
- Brush removal
- Prescribed Fire



Bequest

- Designate land or assets in Will
- Revocable until passing
- No tax benefits but lowers estate value
- Many landowners start with a bequest → RLE or Easement
 - Safety net



Lanz Bequest

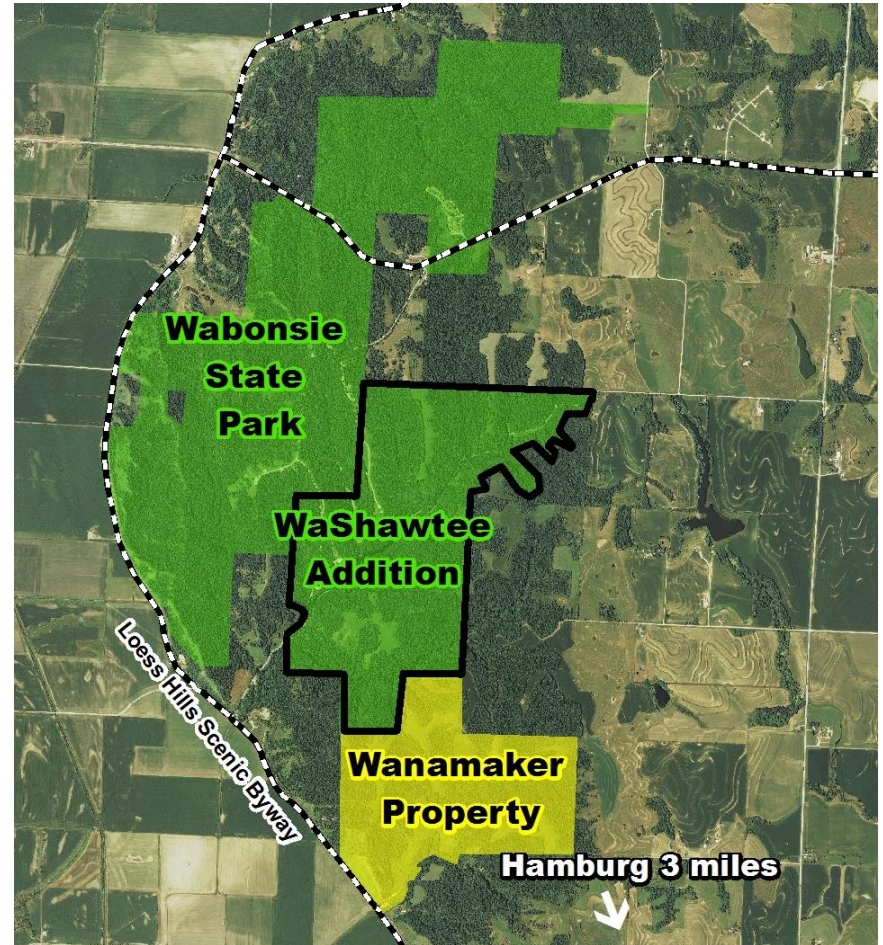
192 acres cropland ~ 43 acres enrolled in CRP

**Income supports land management, seed
harvest, prescribed fire, INHF mission**



Sale of Land

- **Public Partner**
- **Fair Market Value Sale**
 - No Tax Benefits
- **Bargain Sale**
 - Tax Benefits



Easement & Bargain Sale

Conservation Easements

- A voluntary, legal agreement between a landowner and a conservation organization permanently protecting the land
- Irrevocable
- Private ownership
- Public access is not required
- Easement follows Deed



Conservation Easements

Purpose:

- **Wildlife Habitat**
- **Open-Space**
- **Scenic Beauty**
- **Working landscape
(ag, forestry, grazing)**



Permitted & Prohibited Uses

- Drafted specifically for the needs of the land and landowners consistent uses
- Collaboration between INHF staff & landowner

Commonly restricted/Prohibited Uses:

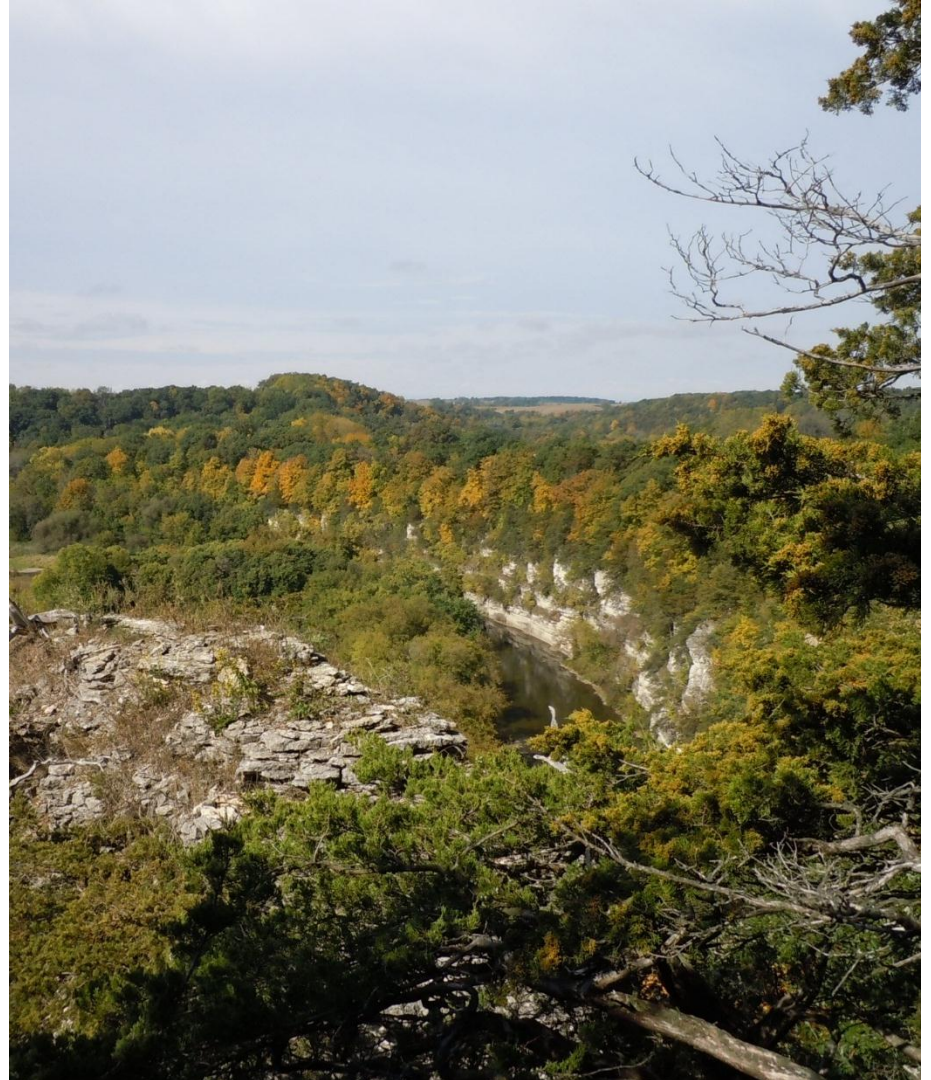
- Buildings outside of Building Envelope
- Commercial development
- Dumping, billboards
- Mineral extraction
- Animal confinement

Consistent/Permitted Uses:

- Income producing land
- USDA programs – CRP
- Agriculture within designated areas
- Restoration & Management
- Walking paths, access lanes etc.

Key Components

- **Personalized Easement**
- **Baseline inventory**
- **Legal Review**
- **Abstracts, Appraisal, Tax Forms**
- **Perpetuity**
 - annual monitoring & enforcement
 - Partnership
 - Peace of Mind



Tax Benefits for Permanent Protection

Iowa Income Tax Credit

- 50% of land donation value up to \$100,000 is used as an Iowa Income Tax Credit
- Carry forward up to 20 years

Federal Deduction (for Easements)

- Deduct 50% of AGI (Farmer 100%)
- Carry forward up to 15 years

Federal Deduction (for other land gifts)

- Deduct 30% of AGI
- Carry forward up to 5 years



Thank you!



Iowa
Natural Heritage
Foundation

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