



Colorado Coalition of Land Trusts

The Mission of the Colorado Coalition of Land Trusts is to promote and support land conservation excellence in Colorado through leadership, advocacy, education and outreach.

The Colorado Coalition of Land Trusts has 55 member organizations including 41 land trusts and 14 local government open space programs that work to preserve Colorado's wildlife, working farms and ranches, and significant natural landscapes.

WHAT IS A LAND TRUST? A land trust is a non-profit organization organized as a charitable entity under the laws of the United States and Colorado. Land trusts work with landowners to voluntarily conserve open lands located in the area the land trust serves. Land trusts in Colorado are located in communities across the State, and are run primarily by volunteer boards, a few of whom have the assistance of some paid staff. Land trusts work with their neighbors to help voluntarily conserve Colorado lands without government regulation.

WHAT IS A LOCAL GOVERNMENT OPEN SPACE PROGRAM? Many local governments including cities, counties, recreation and conservation districts have publicly funded local and regional open space programs that work to preserve urban and rural open space and natural areas by providing planning, management and maintenance of neighborhood parks and open space. Many hold conservation easements as well as acquiring land through methods such as direct purchase, transferred development rights, intergovernmental transfers, and others. Like land trusts, local governments work with their neighbors to help voluntarily conserve Colorado lands.

WHAT IS A CONSERVATION EASEMENT? A legal agreement between a landowner and a land trust or local government that permanently restricts the uses of the land in order to protect its conservation values. A conservation easement allows you to continue to own and use your property and to sell it or pass it on to your heirs. Conservation easements do not require a landowner to grant public access across private property. In some cases, conservation easements allow some future development to occur on the property, depending upon the needs of the landowner; however all conservation easements involve the giving up of some rights associated with the land. Conservation easements are extremely flexible, and each is tailored specifically to the individual landowner and the landowner's family. Because of this flexibility and the tax benefits associated with the bargain sale of or donation of a conservation easement, they have become the most popular conservation tools of choice for landowners across the country. The land trust or local government is responsible for making sure that the easement's terms are followed forever.

HOW DO I CONSERVE LAND? Land trusts and local governments use a variety of tools to accomplish voluntary land conservation, including the acquisition (by donation or by purchase) of conservation easements, deed restrictions, and fee title to land, envelopment of management agreements, and strategic estate planning. Land trusts and local government open space programs are experts at working with willing landowners to craft the result that works best for the landowner and their community on each individual transaction.

HOW CAN I HELP? Conservation organizations depend on your membership dues and contributions to save Colorado's open spaces. Support the CCLT and your local conservation organization and help preserve Colorado's spectacular landscapes! See the list of CCLT members on the back of this sheet or go to www.cclt.org/map.htm.

Would you like to learn more about conservation in Colorado? Sign up for the CCLT email newsletter, *Conservation News*, to receive monthly email updates about news and changes in conservation in Colorado at www.cclt.org.