

Land Preservation

If you do not already have a conservation easement established on your property, consider land preservation options that will protect lands in the Upper Raritan Watershed from inappropriate use. By donating a conservation easement, a landowner is entitled to many tax benefits, including federal income tax deductions, reductions in capital gains and estate taxes, and under some circumstances, reduction in local property taxes. A conservation easement, which may pertain to all or a portion of the property, is a legal contract that extinguishes development rights on a parcel in perpetuity while allowing the landowner to reserve specific rights, such as equestrian use and a future house site. A conservation easement differs from a simple deed restriction because another entity, the easement holder, is responsible for ensuring compliance with the contract which is binding to all future owners of the parcel. Contact URWA for more information about land preservation opportunities.