



**TAOS LAND TRUST
Conservation Fee Policy**

(Approved by the Board of Directors, 9/22/09, last revised 7/26/11)

Dear Landowner,

Thank you for contacting the Taos Land Trust about protecting your land with a conservation easement. We look forward to working with you and creating an agreement that meets both your conservation objectives and ours. We understand that you will be making important decisions about your land, and our staff and board are here to answer your questions and discuss with you any issues that may come up, all in strict confidence. One of those questions will probably be, "How much does it cost?" There are a number of out-of-pocket expenses the landowner will have to pay to other service providers, which we will explain along the way. This document explains the Conservation Fee that Taos Land Trust charges for completing a conservation easement.

Conservation Fee

Once we have made a mutual decision with a landowner to move ahead on a project, we will determine a total Conservation Fee to cover our costs for completing the conservation easement. At a minimum, those costs include staff time, travel, a title search, legal expenses, a Baseline Documentation Report, and, for those applying for the New Mexico Land Conservation Tax Credit, preparation of the required Donation Assessment Report for the state.

We have calculated an average total of \$8,600 per conservation easement. We will adjust that amount up or down for your project based on:

- the size and complexity of the conservation easement
- the specific conservation values and conditions in the easement
- the number of future homesites or other reserved rights
- distance from Taos
- the number of owners or decision-makers involved
- landowner readiness
- timetable and deadlines
- other factors that may influence the total cost of completing the easement

Our Board of Directors will take all these factors into consideration to set final fee amounts.

Once we have determined a lump sum fee for your conservation easement, we will request payment of half the total before we begin the project and the other half when your preliminary application for the New Mexico Land Conservation Tax Credit has been approved by the state. If you are not applying for a tax credit, we will request the remainder before we finalize and sign your conservation easement. These fees are nonrefundable even if the landowner decides not to complete the project or if for any reason beyond Taos Land Trust's control the conservation easement cannot be completed or the State of New Mexico does not approve your tax credit.

Preserving open and productive lands in northern New Mexico