

## **Books and Web Sites on Easements and Related Topics**

**Disclaimer:** The materials produced and distributed by the Community Conservation Committee of the North Carolina Association of Soil and Water Conservation Districts area intended to serve only as general guidance for local soil and water conservation districts involved in working lands preservation. These materials, including example conservation easement documents and all support documents, should not be used in lieu of professional legal advice. The Community Conservation Committee recommends that all legal documents be reviewed by an attorney licensed to practice in the state of North Carolina.

### ***Books for Districts and Landowners***

- Collaboration Handbook: Creating, Sustaining and Enjoying the Journey. Winer, Michael and Ray, Karen. 1994. Land Trust Alliance.
- Common Ground, A Practical Guide to Protecting Rural and Urban Land – A Handbook for Making Land-Use Decisions 3<sup>rd</sup> Edition. Chadbourne, Joseph H. and Mary M. 2000. Chadbourne & Chadbourne Inc.
- Conservation Easement Stewardship. Bouplon, Renee and Lind, Brenda. 2008. Land Trust Alliance.
- Determining Stewardship Costs & Raising and Managing Dedicated Funds. Doscher, Paul. Lind, Brenda. Sturgis, Ellen. and West, Chris. 2007. Land Trust Alliance.
- Evaluating and Selecting Conservation Projects. Hamilton, Jane Ellen and Moore, Jonathan. 2007. Land Trust Alliance.
- Land Trust Standards and Practices Interpretation and Application of the 2004 Revisions for Quasi-Governmental Conservation Organizations. Bates, Sylvia K. 2007. Land Trust Alliance.
- Nonprofit Law and Recordkeeping for Land Trusts – Volume II: Recordkeeping Essentials for Land Trusts. Prohaska, Jane. 2007. Land Trust Alliance.
- Preserving Family Lands: Book 1: Essential Tax Strategies for the Landowner. Small, Stephen, Esq. 1998. Boston, MA. Landowner Planning Center.
- Preserving Family Lands: Book II: More Strategies for the Future. Small, Stephen, Esq. 1997. Boston, MA. Landowner Planning Center.
- Preserving Family Lands: Book III: New Tax Rules and Strategies And A Checklist. Small, Stephen, Esq. 1997. Boston, MA. Landowner Planning Center.

- The Conservation Easement Handbook. Byers, Elizabeth and Ponte, Karin Marchetti. 2005. Washington, D.C. Land Trust Alliance.
- Working Forest Conservation Easements. Lind, Brenda. 2001. Washington, D.C. Land Trust Alliance.

## **Web Sites**

### **FEDERAL GOVERNMENT**

#### **Agency Websites:**

- Internal Revenue Service (IRS) - [http:// www.irs.gov](http://www.irs.gov) & <http://www.irs.gov/charities/article/0,,id=137244,00.html>
- Natural Resource Conservation Service (NRCS) - <http://www.nc.nrcs.usda.gov/>

#### **Program Information:**

- Conservation Reserve Program (CRP) - <http://www.nrcs.usda.gov/programs/crp/> & <http://www.fsa.usda.gov/FSA/stateoffapp?mystate=nc&area=home&subject=landing&topic=landing>
- Farm and Ranch Land Protection Program (FRPP) - <http://www.nrcs.usda.gov/programs/frpp/>
- Farmland Prosperity Project <http://www.ces.ncsu.edu/fletcher/programs/herbs/prosperity/index.html>
- Land Preservation Notebook, a web site maintain by N.C. State University. This web site contains a long list of resources relating to VADs, EVADs, Cost of Community Service Studies and Farmland Protection Plans.

<http://www.cals.ncsu.edu/wq/LandPreservationNotebook/index.htm>

- Resource Conservation & Development Councils (RC&D) - <http://www.nc.nrcs.usda.gov/contact/directory/rcd.html> & <http://www.nrcs.usda.gov/programs/rcd/>
- Wetlands Reserve Program (WRP) - <http://www.nrcs.usda.gov/programs/wrp/>
- Wildlife Habitat Incentives Program (WHIP) - <http://www.nrcs.usda.gov/programs/whip/>

### **STATE GOVERNMENT**

#### **Agency Websites:**

- Cooperative Extension Service (CES) - [www.ces.ncsu.edu](http://www.ces.ncsu.edu)
- Department of Agriculture & Consumer Services (NCDA&CS) - [www.ncagr.gov](http://www.ncagr.gov)

- Department of Environment and Natural Resources (DENR) - [www.enr.state.nc.us](http://www.enr.state.nc.us)
- Division of Forest Resources (DFR) - <http://www.dfr.state.nc.us/>
- Division of Natural Resources Planning and Conservation & One North Carolina Naturally (ONCN) - [http://www.onencnaturally.org/Conservation\\_Planning\\_Tool.html](http://www.onencnaturally.org/Conservation_Planning_Tool.html)
- Division of Soil & Water Conservation (DSWC) - [www.enr.state.nc.us/DSWC](http://www.enr.state.nc.us/DSWC)
- Division of Parks & Recreation (DPR) - <http://www.ncparks.gov/Visit/main.php>
- NC State University - <http://www.cals.ncsu.edu/wq/LandPreservationNotebook/index.htm>
- <http://harvest.cals.ncsu.edu/indexmain.cfm>
  - Dr. Mark Megalos - <http://cnr.ncsu.edu/fer/direct/megalos.html>
  - Dr. Ted Feitshans - <http://www.ag-econ.ncsu.edu/faculty/feitshans/feitshans.htm>
  - Brandon King - <http://www.anrep.org/directory/kingbrandon>
  - Dr. Mitch Rendow - <http://www.ag-econ.ncsu.edu/faculty/renkow/renkow.html>

### **Program Information:**

- Agriculture Cost Share Program (ACSP) -  
<http://www.enr.state.nc.us/DSWC/pages/agcostshareprogram.html>
- Clean Water Management Trust Fund (CWMTF) - [www.cwmtf.net](http://www.cwmtf.net)
- Conservation Reserve Enhancement Program (CREP) -  
<http://www.enr.state.nc.us/DSWC/pages/crep.html>
- Forest Development Program - [www.dfr.state.nc.us](http://www.dfr.state.nc.us)
- Forest Legacy Program - [http://www.dfr.state.nc.us/tending/tending\\_legacyoverview.htm](http://www.dfr.state.nc.us/tending/tending_legacyoverview.htm)
- Forest Management Assistance - [http://www.dfr.state.nc.us/tending/tending\\_assist.htm](http://www.dfr.state.nc.us/tending/tending_assist.htm)
- Land Preservation Notebook (*NC State University*) -  
<http://www.cals.ncsu.edu/wq/LandPreservationNotebook/>
- NC Ecosystem Enhancement Program (EEP) - <http://www.nceep.net/>
- NC Natural Heritage Program - <http://www.ncnhp.org/> & [www.ils.unc.edu/parkproject/nhp](http://www.ils.unc.edu/parkproject/nhp)
- NC Natural Heritage Trust Fund (NHTF) - <http://www.ncnhtf.org/>
- NC Agriculture Development Trust Fund (ADFP) - [www.ncadfp.org/index.htm](http://www.ncadfp.org/index.htm)
- NC Conservation Tax Credit Program -  
<http://www.onencnaturally.org/pages/ConservationTaxCredit.html>

- The North Carolina Parks and Recreation Trust Fund (PARTF) -  
<http://www.ncparks.gov/About/grants/main.php>
- N.C. State Trails Program - [http://ncparks.gov/About/grants/trails\\_grant.php](http://ncparks.gov/About/grants/trails_grant.php)
- Present Use Valuation Taxation (PUV)
  - [http://www.ncga.state.nc.us/EnactedLegislation/Statutes/HTML/BySection/Chapter\\_105/GS\\_105-277.4.html](http://www.ncga.state.nc.us/EnactedLegislation/Statutes/HTML/BySection/Chapter_105/GS_105-277.4.html)
  - <http://www.dor.state.nc.us/downloads/av4.pdf>
  - <http://www.dor.state.nc.us/downloads/av5.pdf>.
- *Additional information on PUV can be found at the following web sites:*
  - (Buncombe Co.) <http://www.buncombecounty.org/governing/depts/Tax/realEstateAssess.htm>
  - (Harnett Co.) <http://www.harnett.org/tax/land-use.asp?v=p>
  - (Randolph Co.) [http://www.co.randolph.nc.us/tax/present\\_use\\_value.htm](http://www.co.randolph.nc.us/tax/present_use_value.htm)

#### **ORGANIZATIONS AND PARTNERS:**

- American Farmland Trust - <http://www.farmland.org/>
- Audubon North Carolina - <http://www.ncaudubon.org/>
- Conservation Fund (CF) - <http://www.conservationfund.org/>
- Conservation Trust for North Carolina (CTNC) - [www.ctnc.org](http://www.ctnc.org)
- Councils of Government (COG) - [www.ncregions.org](http://www.ncregions.org)
- Ducks Unlimited (DU) - <http://www.ducks.org/Page1735.aspx>
- Environmental Defense (ED) - <http://www.edf.org/home.cfm>  
<http://www.edf.org/page.cfm?q=north+carolina+office&searchSelect=north+carolina+office&tagID=8081>
- Foundation Grant Center - <http://foundationcenter.org/>
- Grant Foundations both public and private (*see Foundation Center and individual foundation web sites*) - <http://www.tgci.com/>
- Land Trust Alliance (LTA) - [www.lta.org](http://www.lta.org)
- NC Association of Soil & Water Conservation Districts - [www.ncaswcd.org](http://www.ncaswcd.org)
- NC Coastal Federation - <http://www.nccoast.org/>
- North Carolina Farm Bureau (NCFB) - <http://www.ncfb.org/>
- NC Farm Transition Network (NCFTN) - <http://www.ncftn.org/>
- North Carolina Forestry Association (NCFA) - <http://www.ncforestry.org/>

- NC Grange - <http://www.ncgrange.com/>
- Pennsylvania Land Trust Association - [http://conserveland.org/model\\_documents/](http://conserveland.org/model_documents/)
- The Nature Conservancy (TNC) – North Carolina Chapter Office -  
<http://www.nature.org/wherewework/northamerica/states/northcarolina/>
- The Nature Conservancy (TNC) -  
<http://www.nature.org/wherewework/northamerica/states/northcarolina/>
- The Trust for Public Lands (TPL) - [www.tpl.org](http://www.tpl.org)