

Conservation Easements

If you love your land and want to protect it, talk to us.

para la **Naturaleza**

a unit of the Conservation Trust of Puerto Rico

What is a conservation easement?

It is a voluntary agreement between you and an organization dedicated to conservation like ourselves. Through this agreement, you retain property ownership while committing to only those land uses that will guarantee the conservation of your land in perpetuity.

Donating your property title is also an option: Both alternatives are stipulated under Law Num.183 of December 27, 2001, as amended, also known as the Puerto Rico Conservation Easement Law.

The law also contemplates important tax credits for you as landowner. All agreements are unique and drafted according to the specific needs and features of each property.

Why establish a conservation easement?

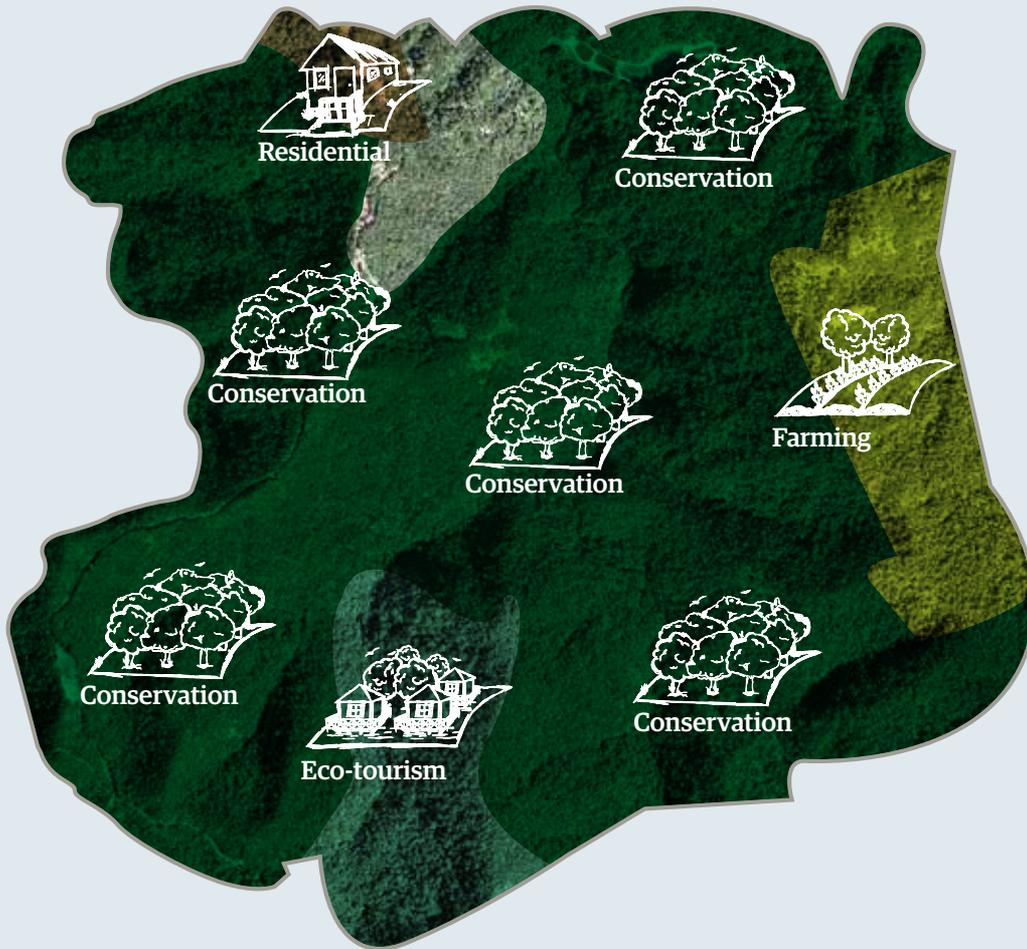
If you want to secure the integrity of your land as part of your legacy, please consider establishing a conservation easement, a tool that also entitles you to very convenient tax benefits.

Moreover, when you dedicate your property to conservation, you are helping to increase the amount of protected lands in Puerto Rico, which currently are a mere 8%.

Because we are all responsible for the conservation of our islands, any property owner, whether an individual, a society, or a corporation, may join us in meeting our goal.

The only requirement is that all parties concerned must agree voluntarily to protect their lands in perpetuity. A conservation easement is the ideal alternative to continually preserve areas of natural, cultural or agricultural value. With a conservation easement, you safeguard the future of your land, and of Puerto Rico as a whole.

Model conservation easement



You can establish a conservation easement either on your entire property or on a specific area of it. You can even allow limited development within your conservation easement.

As long as its conservation values remain unaffected, you may also establish different land uses within your property, such as ecological agriculture or livestock breeding. The specifics of each agreement depend on several factors, including the size of your property, its ecological value and other attributes that are important for conservation.

Here is an example of a property that includes several commonly allowed land uses within a conservation easement.

Each conservation easement is unique, with its own specific objectives.

These may vary quite a bit for the same reason: From protecting lands of high agricultural or scenic values, to preserving forests and endangered species, or ensuring the quality of the water we drink or the air we breathe.

The historical, archaeological or cultural values of a place may also be a reason to protect a property in perpetuity.

Commonly allowed land uses



Conservation



Renewable energy



Farming



Residential



Eco-tourism



Grazing and livestock

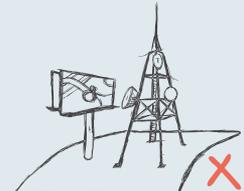
Uses not permitted



Subdividing land for sale



Soil removal



Billboards or communications



Mining



Hunting



The continental United States and Costa Rica dedicate 26% of their land for conservation, while the Dominican Republic protects 24% of its territory and the U.S. Virgin Islands, a whopping 52%.

To deal with the environmental challenges we face, Puerto Rico's mere 8% of protected land is simply not enough. The best way to ensure a sustainable future for all of us is to reach our goal:

33% of the islands of Puerto Rico protected by 2033

It's a crucial goal for us,
you can help us get there!

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Each day, more and more landowners entrust us with the future of their lands by establishing conservation easements or by donating their properties.

In doing so, they guarantee the protection for their lands in perpetuity while helping us reach our goal:

Protecting 33% of the islands of Puerto Rico by 2033

"We were worried about what would happen to this place when we were no longer around. We didn't want the land to be divided into smaller plots to be sold off. We chose to preserve it like this, forever."

Rafael Maldonado-Figueroa
La Robleda Natural Protected Area, a property donated under the Conservation Easement Law

Working on each conservation easement project individually allows us to provide you with personal service and attention at all times.

If you are interested in establishing a conservation easement, learning more about the tax credits available under the law, or if you wish to donate your land, please feel free to contact our team members at any time:

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We are available to provide all the answers and information you may need.

From start to finish, we'll stand by you through every step of the process. **Call us today!**

Para la Naturaleza is a nonprofit unit of the Conservation Trust of Puerto Rico. Its goal is to integrate society at large in the conservation of natural ecosystems, in order to increase the amount of protected lands in Puerto Rico, from the actual 8 percent, to 33 percent by the year 2033. Para la Naturaleza seeks to provide each person and each community with transformative experiences that can inspire and motivate concrete actions for nature, such as doing volunteer work, donating money and land, or establishing conservation easements. The unit groups all of the Trust's educational programming, volunteer and Citizen Science events, and all fundraising initiatives of the organization. Para la Naturaleza also manages all visitor centers and natural areas protected by the Trust, including Hacienda Buena Vista in Ponce, Hacienda La Esperanza in Manatí and Cabezas de San Juan in Fajardo, among others.



www.paralanaturaleza.org