

## Donating Your Property

Landowners may wish to donate their property to a land trust and allow the land trust to manage the land into the future to conserve its natural values. Each land trust has different conservation program guidelines and property criteria. It is important to explore what you want for your land with a land trust to determine whether the land trust can help you with your conservation goals and whether you can the conservation organization with theirs.

If your land meets a land trust's conservation program criteria, and you agree on donation terms, you can donate a portion or all of your land. In addition to your land donation, the land trust may ask for an endowment fund contribution to help them cover costs to maintain and monitor your land into the future. These costs are site specific and should be discussed directly with the land trust. Also, it is advisable that you as the landowner obtain legal and accounting advice on your conservation easement.

When donating land to a land trust, you may have to pay capital gains tax as per the Income Tax Act. It is advisable that you seek professional advice from an accountant, lawyer and/or financial planner regarding your specific situation. One of the ways to lessen any capital gains tax is to participate in the [Ecological Gifts Program](#). Through the Ecological Gifts program, the Government of Canada has eliminated the tax on capital gains for all certified ecological gift donations made on or after May 2, 2006 by reducing the capital gains tax to zero. For more information and a handbook on the Ecological Gifts program please visit: <http://www.cws-scf.ec.gc.ca/egp-pde/>.

## Selling Your Property

Landowners may wish to sell their property to a land trust. Just like with donating land, each land trust has different conservation program guidelines and property criteria and your land must meet their guidelines and criteria if they are going to purchase it from you.

If your land meets a land trust's conservation program criteria, and you agree on sale terms, you can sell a portion or all of your land. In addition to your land sale, the land trust may ask for an endowment fund contribution to help them cover costs to maintain and monitor your land into the future. These costs are site specific and should be discussed directly with the land trust. Also, it is advisable that you as the landowner obtain legal and accounting advice on your land sale.

## Donating and Selling Your Property

If you want to donate or sell your land, you may also be able to work with a land trust to donate a portion of your land while at the same time selling a portion of your land. This is called [split receipting](#). More information on split receipting can be found by going to weblink: <http://www.cra-arc.gc.ca/E/pub/tp/itnews-26/itnews-26-e.pdf>.

When donating or selling land to a land trust, you may have to pay capital gains tax as per the Income Tax Act. It is advisable that you seek professional advice from an accountant, lawyer and/or financial planner regarding your specific situation. One of the ways to lessen any capital gains tax is to participate in the [Ecological Gifts Program](#) benefits. Through the Ecological Gifts program, the Government of Canada has eliminated the tax on capital gains for all certified ecological gift donations made on or after May 2, 2006 by reducing the capital gains tax to zero. For more information and a handbook on the Ecological Gifts program please visit: <http://www.cws-scf.ec.gc.ca/egp-pde/>.

The options listed above are the most common ways land trusts can help you to formally and legally conserve your land. There are other programs offered by land trusts that informally help you to conserve your land and can include voluntary participation as well as term agreements. Voluntary and term agreement options offered by land trusts change frequently and the Alberta Land Trust Alliance does not have a listing of these opportunities. Please ask a land trust about voluntary or term agreements if this is what you are interested in. Each land trust has different programs that may be able to help you conserve your land.

If you have questions, please e-mail the Alberta Land Trust Alliance at [albertalandtrust@shaw.ca](mailto:albertalandtrust@shaw.ca) or call (780) 644-7384.