

Dear Hamilton County Landowner,

- ▶ Do you want to keep your land forever free from all future development?
- ▶ Or, do you want to plan for limited uses that preserve the natural character of your land?

As a **Hamilton County landowner**, you have the right to determine today what happens to your land in the future. It is a great power—and a **choice you can make**—to legally and permanently protect your family's land from unwanted future development. Or, you can plan for future uses that preserve the natural character of your land, including planning for additional homesites.

The Land Conservancy of Hamilton County offers legal land protection options—including the **Conservation Easement (CE) agreement**—to landowners. A CE agreement is made between the landowner and a recognized organization, such as the Land Conservancy.

Individually drafted to meet your needs, a CE can protect farmland, hillsides, wooded areas, wetlands and other natural features by forever limiting the property's future use and development. As permitted by Ohio law, it becomes a permanent deed restriction that runs with the title to your property.

With a CE, you can take advantage of **important tax benefits** in your lifetime, and aid the transfer of land from one generation to the next. For more details about a CE, call Roland Johnson **574-1849**.



THE LAND CONSERVANCY OF HAMILTON COUNTY, OHIO

5200 Race Rd., Cincinnati, OH 45247
WEBSITE www.LandConservancyHC.org
TEL **513.574.1849**

How a **Land Conservation Easement** can help you:



- ▶ You determine what the future uses of your land will be
- ▶ You continue to own your property and live there
- ▶ You can sell it, mortgage it, and will the property to your heirs
- ▶ Future owners are legally bound by terms of the CE
- ▶ Public access is not permitted, unless you desire it
- ▶ A CE could bring a federal income tax deduction, and could reduce your property and estate taxes. It could also reduce assessments for public utility extensions serving your property.

The Land Conservancy of Hamilton County, Ohio

is a nonprofit conservation organization, incorporated in Ohio in 1999. Membership is open to all.

To preserve and enhance the county's distinctive natural character, the Land Conservancy advocates protection of Hamilton County's precious land and water resources.

It is the Land Conservancy's mission to help families preserve their lands. We provide legal land protection options—including the Conservation Easement agreement—to owners who choose to permanently protect their land.

And, we help all citizens understand how land conservation protects our natural heritage and benefits our quality of life.