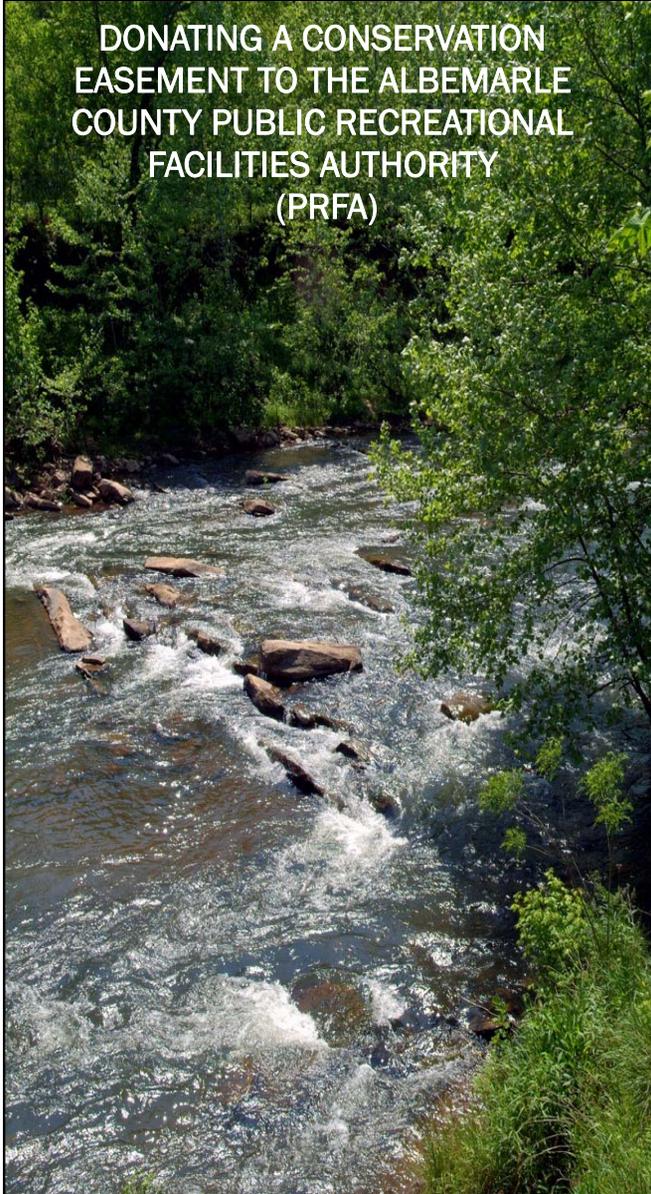


**DONATING A CONSERVATION
EASEMENT TO THE ALBEMARLE
COUNTY PUBLIC RECREATIONAL
FACILITIES AUTHORITY
(PRFA)**



**Protecting Albemarle County's valuable
open space and natural resources
through voluntary citizen donations
of conservation easements**

Protecting Albemarle's Open Spaces and Natural Resources

A Call to Action

As our county continues to grow and develop, our open spaces and other critical resources become increasingly threatened. More and more we recognize the public value of scenic vistas, forests, family farms, and the rural character that help define our community.



Protecting Open Space and Special Places

To date, over 70,000 acres have been permanently preserved in Albemarle County through voluntary conservation easements. And it's not just acres. It is fields and pastures, mountain views, streams and rivers, trees, country lanes, homes for birds and other wildlife, historic sites, and all of the other special places that connect us to our county.

Your Gift to Future Generations

By promoting a land ethic and responsible stewardship of your property, a donated conservation easement provides a lasting benefit to the public through the protection of Albemarle County's open spaces and natural resources. Tax benefits may also be available for eligible easement donors.



What is the PRFA?

The Public Recreational Facilities Authority, or PRFA, is a public body that accepts, holds, and administers conservation easements located in Albemarle. The PRFA is managed by members appointed by the Albemarle County Board of Supervisors.

Will the public have access to my property? NO

A conservation easement does not give the public access to the property.



What is a conservation easement?

A conservation easement is a voluntary agreement negotiated between a landowner and a government agency or charitable organization in which the landowner agrees to place specific restrictions on the use and development of the property. The landowner retains ownership of the property and all rights and privileges for its use, except for the uses restricted under the easement.

What types of restrictions will be placed on my property? Landowners can tailor the easements to meet their specific goals and vision for the property as long as they satisfy the PRFA's conservation guidelines and other legal requirements.

Are there any tax benefits for me if I donate a conservation easement to the PRFA? There may be benefits for county, state, federal, or estate taxes. Landowners are encouraged to contact their own financial advisor, accountant, or attorney for professional advice on how donating and easement fits with their financial and tax plans.

Is the PRFA different from other organizations that accept donations of conservation easements? Many organizations focus on larger parcels. The PRFA looks more at resource protection than acreage, and will consider large or small parcels as long as significant resource protection requirements are met.

PRFA Conservation Guidelines

How long do PRFA easements stay in effect?

A PRFA easement is granted in perpetuity, which means the property will be permanently preserved for the future generations.

Is there a minimum size? The PRFA will consider easements on parcels of any size, if the proposed easement meets their guidelines. However, easements in smaller parcels must offer strong resource protection value.

What kind of land activities will be permitted?

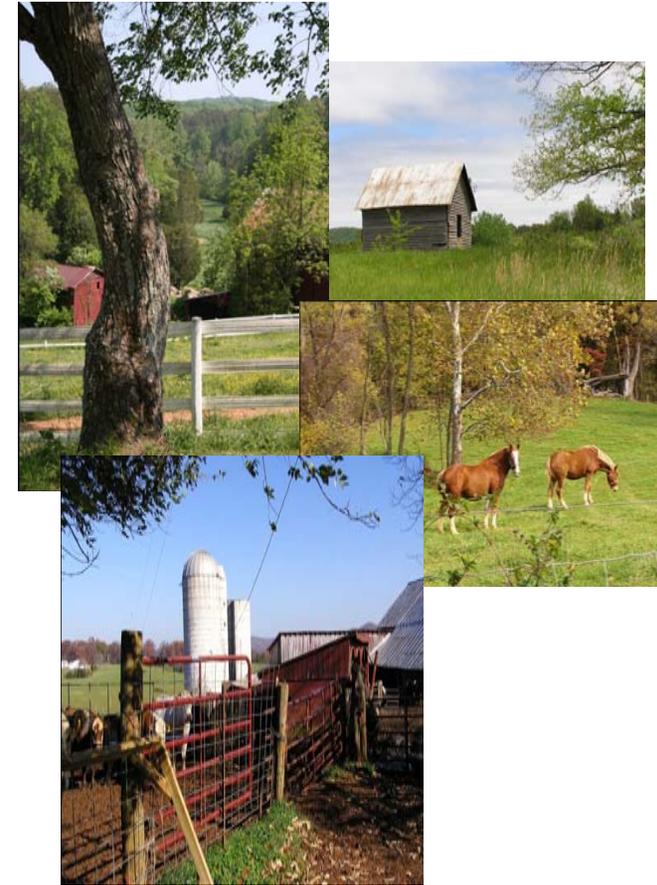
Agriculture and forestry use are usually permitted with a best management practices plan in place. Any land use must preserve the resources protected through the conservation easement.



Are commercial uses allowed? In most cases, industrial or commercial activities other than farming, silviculture, or horticulture will not be allowed on parcels with a conservation easement. However, permission for commercial activities that do not degrade the resource being protected may be considered.

What type of resource protection values are eligible for consideration by the PRFA? While significant resource protection is always the desired goal for PRFA easements, open space can be a primary factor for acceptance of parcels over 40 acres. For parcels under 40 acres, a resource protection benefit that specifically protects one or more of the resources listed below is a determining factor for consideration.

- Critical slopes (25% or greater)
- Important stream valleys, 100 year floodplain, perennial streams
- Sensitive Soils
- Wetlands
- Virginia Scenic Rivers and County Scenic Streams
- Proximity to water supply impoundments such as reservoirs
- Water resource protection areas (reservoirs/watersheds)
- Groundwater recharge areas
- Mountain protection areas
- Farmlands and forests in the rural areas
- Important wooded areas in the growth areas
- Important natural communities and wildlife habitat
- Historic sites and districts
- Archeological sites
- State scenic highways, Virginia byways, and entrance corridors
- Trails and greenway corridors



For more information please contact the
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