



# METRO HABITAT PROTECTION PROGRAM

## Application

Thank you for applying for a perpetual conservation easement purchased by the Minnesota Land Trust! Funds to protect high quality prairie, forest and riparian habitat across the greater Metro area have been made available through grants provided by the Minnesota Outdoor Heritage Fund. Please contact Vanessa Perry at [vperry@mnland.org](mailto:vperry@mnland.org) or (651) 917-6296 with questions.

Completed applications will be prioritized by the Land Trust based on a competitive bid method which considers: 1) the ecological value and 2) the amount a landowner bids for compensation. Payment for a purchased conservation easement is made upon finalizing a conservation easement with the Minnesota Land Trust.

### Contact Information

*\*required items*

<b>Landowner Name*</b>	
<b>Designated Contact Person (if different than above)*</b>	
<b>Address*</b>	
<b>Phone*</b>	<b>Email*</b>

### Property Information

*\*required items*

<b>Parcel / Tax IDs*</b> <i>Please provide the either the tax or parcel ID numbers for the property you are proposing for a conservation easement.</i>	          	
<b>Size of total property*</b> <i>What is the total size (in acres) of your property, including areas that you may not want included in the conservation easement?</i>	          	          
<b>Size of proposed protected area*</b> <i>If different from the total property, what is the size (in acres) of the area you are proposing be included in the conservation easement?</i>	          	          

<p><b>Current uses of the property</b></p> <p><i>Please describe how the property is currently used (e.g. full time residential, with 2 acres of garden/ agriculture, and seasonal hunting)</i></p>	
<p><b>Future uses of the property</b></p> <p><i>Please describe plans you have for the property in the future with an approximate timeline - this includes planned buildings or residences (e.g. build an additional cabin in the next 10 years and transition 10 acres of hay field to native prairie within 5 years)</i></p>	
<p><b>Describe any notable natural features on the property</b></p> <p><i>Tell us about what makes your land special! Are there interesting water or geological features? What sort of animals live on or visit the property?</i></p>	
<p><b>Natural Areas Management</b></p> <p><i>Please describe current management on the property if any.</i></p>	

**Please sketch your total property including the proposed protected area plus any unique features**

*Or attach a separate map of your property.*

**Cost Information**

*\*required items*

<p><b>Are you willing to donate the value of the conservation easement?*</b></p> <p><i>There are limited funds available to support compensation for conservation easements. Donating the value is not a requirement, but we are able to conserve more habitat across the region if landowners are able to donate some or all of the easement value.</i></p>	<p><input type="checkbox"/> Yes - I am willing and able to donate</p> <p><input type="checkbox"/> No - I am not willing or able to donate</p> <p><input type="checkbox"/> Partial - I am willing to consider a partial donation</p>
<p><b>What is your proposed cost per acre?*</b></p> <p><i>If you are not proposing to donate the full value of the easement, please share your cost per acre bid for compensation. We cannot pay more than the appraised value of the conservation easement, Typically that will be between 20% to 80% of the full assessed value of the property.</i></p>	

**Please read each of the following statements.**

I understand that:

- A conservation easement will place permanent restrictions on the land to benefit long-term conservation, and I may sell or transfer my property to any person or entity, but these restrictions will permanently encumber the land.
- Certain information regarding completed conservation easements and this application will be considered public information, as public funds are being used.
- I am not legally committed to the easement until I sign a purchase agreement or option for the purchase of the conservation easement.
- The Minnesota Land Trust (“Land Trust”) is not legally committed to the easement until both parties agree to and close on an easement. The Land Trust may withdraw at any time for any reason prior to signing the final document without legal recourse by the applicants.
- The Land Trust will determine a habitat value score based on ecological mapping information from the property, from information I provide in this application, and from a site visit. I will accept the score as determined.
- Payment for a conservation easement is contingent on funding from the sources listed in the program brochure and approval of the conservation easement by the Board of Directors of the Land Trust.
- The prioritization given to a property is determined by ecological factors and cost considerations, and projects with the highest prioritization ratings will be selected first, and so on, until all funds have been assigned.
- The Land Trust cannot compensate landowners for more than the full appraised value of the conservation easement.
- The Land Trust requires buffers along all wetlands, intermittent and perennial streams, rivers, and lakes consisting of natural vegetation. If the property does not currently meet the requirements of the buffers and the application is accepted, I understand that the Land Trust will require restoration of the required buffer areas to have been initiated prior to closing.
- Up to 20% of the property included in the easement area may be kept for agricultural use (e.g. row crops, tree farms, orchards). This land will not be eligible for payment due to the wildlife habitat purpose of the funding, but it may have the potential to be considered a charitable contribution for tax purposes.
- Most projects will include the development of a Habitat Management Plan.
- The Land Trust will help guide landowners through the process of the conservation easement project, but it cannot provide any legal or tax advice. Landowners are encouraged to obtain legal advice. The cost of retaining an attorney or other advisors are the landowner’s expense.
- I will need to have good and marketable title to the land and any objectionable title defects will need to be corrected at my expense, and any mortgage or line of credit will need to be subordinated to the Conservation Easement at the closing.
- The property must meet the minimum criteria outlined in this Metro Habitat Program brochure for this application to be eligible.
- Any payment I receive for a conservation easement may have tax consequences. If I donate the Conservation Easement or a portion of it, the donation may be considered a charitable contribution for tax purposes.

**I certify that I have read, understand, and agree to each of the above statements, the information and bid above represents an accurate description of the property, and that all owners of the property are in agreement with this submitted application and bid.**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Please complete, all four pages of this application. Once complete, please sign and return it along with copies of current property tax statements for the property, as well as any additional information you wish to include. Please send all materials to:

Kristina Geiger  
Minnesota Land Trust  
2356 University Avenue West, Suite 240  
St. Paul, MN 55114

or via email to [kgeiger@mmland.org](mailto:kgeiger@mmland.org)

