



Supervisor Tony Buffington  
**Blue Ridge District**  
*NewsFlash*



## **Improved Conservation Easement Assistance Program!**

**Program Expanded and Financial Assistance Increased**

Sent: January 6, 2022

**Placing land into conservation easement is the absolute best way possible to permanently protect the land from future development.**

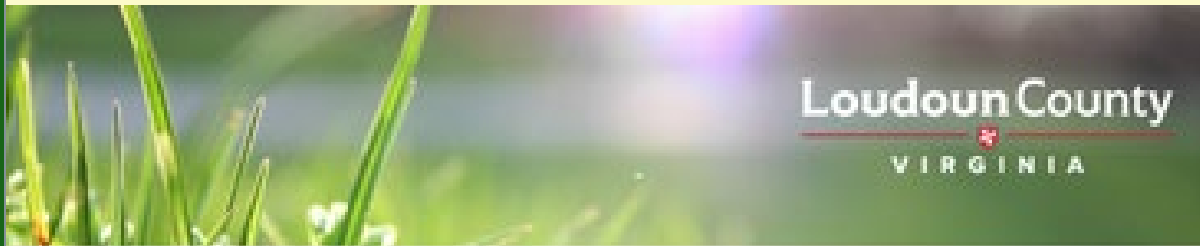
**If we are truly going to preserve western Loudoun's rural, historic and scenic character for the benefit of future generations, than we must get as much rural land as possible placed into conservation easement; however, the upfront costs of doing so (attorney, land appraisal, survey and other fees) often deters landowners who would like to conserve their land from actually doing so...**

**For this reason I've worked hard, with support from my colleagues, to create and now improve, a financial assistance program to help cover up to \$25,000 of the upfront costs to landowners wishing to place their land into conservation easement.**

**Landowners with questions about the program should email:**

- [conservationeasements@loudoun.gov](mailto:conservationeasements@loudoun.gov)

**See below for the County's press release and additional information...**



## **Loudoun County Conservation Easement Assistance Program**

Helping landowners with the upfront costs of placing land under conservation easement.

**Applications now accepted year-round.  
[loudoun.gov/ConservationEasements](http://loudoun.gov/ConservationEasements)**

### **Loudoun Board of Supervisors Increases Financial Incentives for Conservation Easement Assistance Program**

The Loudoun County Board of Supervisors has approved changes to the county's [Conservation Easement Assistance Program \(CEAP\)](#) aimed at increasing the number of landowners who qualify for financial assistance under this grant program. The changes have been implemented and the CEAP is ready to accept new applications.

The Conservation Easement Assistance Program helps offset the costs of placing land under conservation easement by providing funds to land trusts representing income-qualifying landowners (or trusts and

LLCs) in Loudoun County. The funds will be applied to the landowner's conservation easement process.

A conservation easement is a voluntary legal agreement that permanently limits uses of the land in order to protect its conservation values. The land use restriction often results in tax savings for landowners who can use easements to protect their farmland, preserve cultural and historic sites, sustain working farms and landscapes and maintain the natural beauty of an area.

**The revisions, adopted unanimously by the Board in September 2021, are now active for property owners interested in working with a land trust to protect a portion—or all—of their private undeveloped land in Loudoun County. The revisions to the program include:**

- **Increasing the amount of the assistance award to \$25,000 (up from \$15,000) to accommodate a greater share of expenses**, such as attorney's services, land appraisal and survey fees, and processing and document fees. This award, which can cover up to half of the total expenses, will provide an additional incentive to landowners considering placing an easement on their property.
- **Increasing the maximum allowable income amount for landowners applying to the Conservation Easement Assistance Program to \$155,938 and eliminating the top earner's salary from family LLC and family trust applications.** Raising the allowable salary requirements expands the pool of landowners who qualify for the program.

A countywide total of \$150,000 in funding will be available annually and distributed to qualified applicants on a first-come, first-served basis. Applications must be made by land trusts on behalf of a landowner, and are accepted on a rolling basis throughout the calendar year.

For more information about conservation easements in Loudoun County, visit [loudoun.gov/conservationeasements](http://loudoun.gov/conservationeasements)

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All our best!

A handwritten signature in black ink, appearing to read "Tony Buffington".

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