

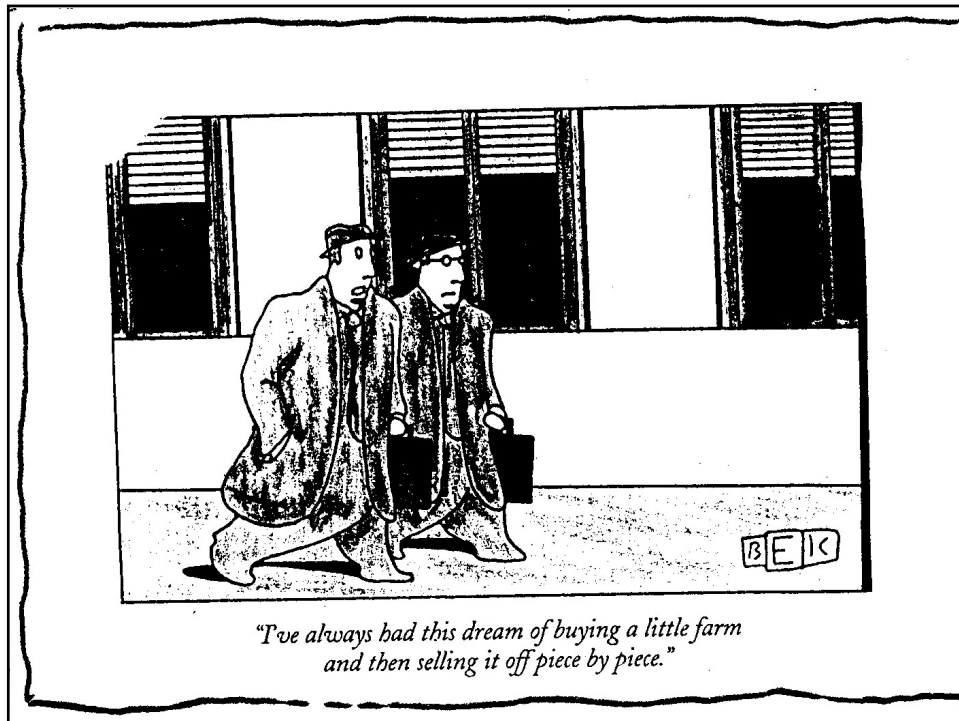


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## VOF's Mission:

- The **Virginia Outdoors Foundation (VOF)** was created by the **General Assembly in 1966.**
- *"The Virginia Outdoors Foundation is established to promote the preservation of open-space lands and to encourage private gifts ...to preserve the natural, scenic, historic, scientific, open-space and recreational areas of the Commonwealth."*

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## Easement Characteristics:

- **Voluntary**
- **Flexible** to protect unique land features and allow for individual situations
- **Perpetual** (required for tax benefits)
- **Cost effective**— keeps land on tax roles
- Significant **tax benefits**
- The **community benefits as well**, as easements protect air quality, soil, water quality, rural character

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## What a VOF easement Does and Doesn't Do

- Easements keep land from being broken up into subdivisions or shopping centers.
- You can still sell your land or pass it on to children
- You can continue to farm, hunt, fish, or harvest timber on your land.
- You can change types of crops and continue rural uses such as home occupations.
- It does NOT give the public access to your land.
- Easements are totally voluntary, but they also are forever.

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## WHY WOULD A LANDOWNER GIVE AN EASEMENT?

The first and most important reason:  
Landowners **loves their land** and want it to stay rural.

Farmer wants the **farm to remain a farm** in next generation

Landowners want to keep a **place for wildlife**

Parents want a **family place** to be able to stay in the family

*The other reason:* **significant tax benefits**

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## Open-Space Preservation Trust Fund



**Costs That the Fund May Reimburse:**

1. Legal costs
2. Appraisal and other costs
3. Survey if needed

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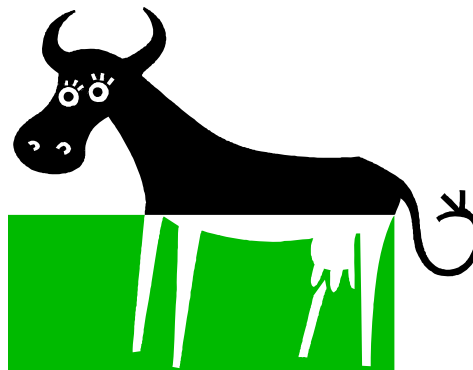


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### Division of land:

Best always to remain as a whole if possible.  
Parcelization has the greatest impact on open space.

Each property is unique. Its conservation features and size determine whether dividing the property is workable.

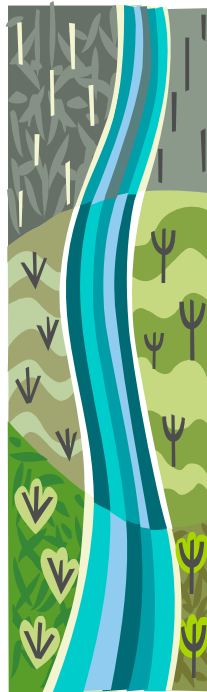


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**Dwellings:** One or more free-standing dwellings total usually stipulated. Dwellings are part of the overall impervious surface cap.

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### Other easement terms:

- **Forest Management:** BMP's and Pre-harvest Plan when timbering.
- **Farm Buildings:** Roof area part of the total impervious surface cap.
- **Impervious Surface:** Approximately  $\frac{1}{4}$  of 1% of property area. More for working farms usually.
- **Stream Buffers:** on perennial streams. Livestock excluded.

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*VOF helped landowners protect over 880,000 acres in 108 localities  
4,000 miles of river and stream protected.*



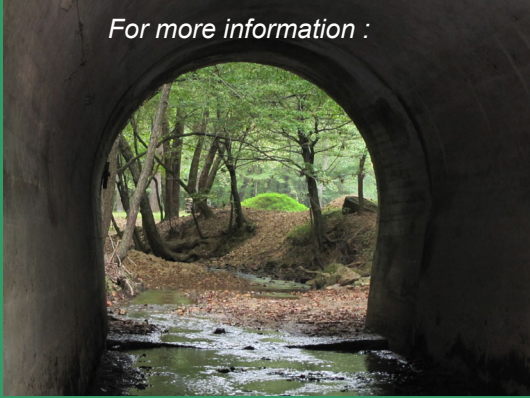
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*Conservation Easements – a flexible, cost effective choice for  
private landowners to safeguard rural lands and resources.*



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*For more information :*



**Virginia Outdoors Foundation website:**  
[www.vof.org](http://www.vof.org)

**Contact Info:**  
Sherry Buttrick 434-293-3423 or 953-2540 (c)  
sbuttrick@vof.org