

# **LAND TRUSTS**

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### **About Land Trusts**

There are two distinct definitions of a land trust: a private, nonprofit organization that, as all or part of its mission, actively works to conserve land by undertaking.

### **What Is a Land Trust? : ConservationTools**

A land trust is a legal agreement which transfers title of property from the owner to a trustee.

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November Learn how and when to remove this template message. A preservationist organization may, for instance, buy only the extraction rights on a property with oil or minerals, and then rent those rights to extractors on the organization's Land Trusts.

Another easement document might permit farming on a property but forbid residential use. With many of our Land Trusts recommendations reflected in both bills, we are in a good position for conference. The property owner retains all rights to the property – to build, rent, sell or transfer to heirs – but has the luxury of remaining anonymous.

Loans may be obtained from banks, individuals, foundations, other nonprofits, etc. Some organizations protect only farmland or ranchland, others forests, mountains, prairies, deserts, wildlife habitat, cultural resources such as archaeological sites or battlefields, urban parks, scenic corridors, coastlines, Land Trusts or waterways; it is up to each organization to decide what type of land to protect according to its mission.