



WORKING WITH POST ON YOUR
**AGRICULTURAL
CONSERVATION EASEMENT**



Agricultural lands are an important part of our local heritage, economy and environment. One of the best tools to ensure the longevity of our local farms is an agricultural conservation easement.

What is an agricultural conservation easement?

This legal agreement creates a **lasting partnership** between you, future farm owners and POST—forever **preserving the property's agricultural use** and natural resource values. It limits development on the land while **leaving ownership in the hands of individuals or families** who can continue to use it, pass it on to heirs or sell it if desired.

What are the financial benefits?

Limiting development may reduce property value by 25–75%. This can provide significant financial benefits including cash payment by POST and reduction of taxes (income, estate, and property).

Why work with POST?

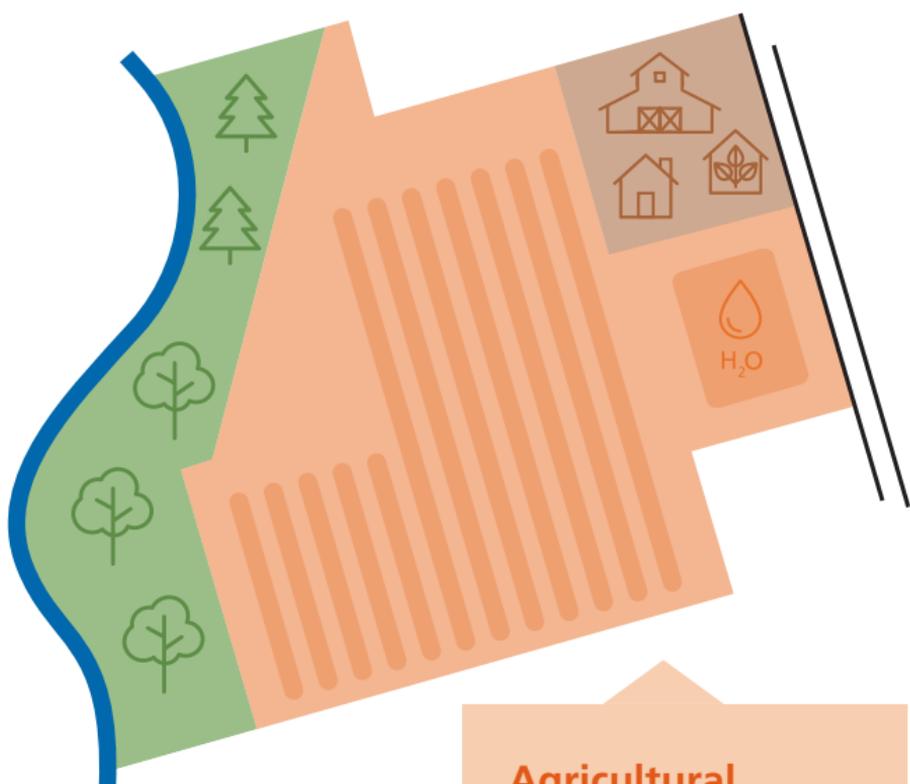
We can help you navigate the process and connect you with both funding and technical support. Our consultation is confidential and at no cost to you. Projects with POST may qualify for support such as:

- Appraisals
- Surveys
- Infrastructure permitting and design consultation
- County farmworker housing loan application
- Legal contract preparation
- Access to partners that provide farm business planning and loans

How does it work?

Our agricultural conservation easements are designed to make sure farms remain productive and viable into the future. We pair a requirement for continued farming with flexibility to adapt to changing markets, technology and environmental conditions. The easement will describe how property uses are limited within three areas:

Farm center: primary location for improvements like housing and barns, heavy equipment use and visitor traffic



Natural resource conservation area: sensitive areas like creeks, protected from development and intensive use

Agricultural conservation area: productive farmland acreage, protected from development

STEP-BY-STEP

Securing an Agricultural Conservation Easement

An easement can play an important role in your family's estate planning. Tailoring it to your property is a careful process that typically takes a year or longer. POST can assist you each step of the way.



Discuss options, goals and ideas with POST staff



Draft initial easement terms



Appraisal to determine easement's value



Legal and tax advice



Prepare legal contracts and sign a purchase agreement



Complete a survey and other property documents



Complete the sale or donation and record the easement

Please contact POST's Farmland Program Manager to learn more about how POST can help you secure the future of your farm:

BEN WRIGHT

BWRIGHT@OPENSACETRUST.ORG

(650) 854-7696 x307

For more information about POST's work on the Peninsula and in the South Bay, visit openspacetrust.org.