

RIM CONSERVATION EASEMENT



A Re-Invest in Minnesota (RIM) Conservation Easement is a set of voluntary restrictions placed on a property by a landowner to protect natural resources. The Board of Water and Soil Resources oversees these restrictions.

Q: How can an easement benefit me?

A: **Land Protection:** Conservation Easements are a cost-effective way to protect the natural resource values of the land.

A Living Legacy: Conservation Easements give landowners the knowledge that their special place will remain an enduring legacy to their family, their community, and future generations.

The Common Good: Conservation Easements contribute to the common good by protecting the land and water resources that provide all of us with a cherished quality of life.

Financial Benefits: You will receive a one-time payment of 60% of the county-assessed land value (non-built) for the portion of your land that is enrolled in the Conservation Easement.

Q: What restrictions are included in the Conservation Easement?

A: Restrictions include but are not limited to cropping, harvesting large amounts of trees (unless with a Forest Stewardship Plan), building, mining activities, placement and condition of wells and sewage disposal systems.

Q: How long does a Conservation Easement last?

A: Conservation Easements are perpetual, and the restrictions are recorded with the property deed. The landowner, their heirs, and any future landowners will be required to protect the specific natural resources according to the terms laid out in the Conservation Easement.

The terms require that within 30 days of transferring the property to a different owner that you notify the Board of Soil and Water Resources.

Q: Is there a minimum size to donate?

A: A minimum of 20 acres is required. The surrounding landscape, proximity to existing habitats, and the amount of shoreline are considered to determine the quality of the potential easement as funding is limited. Easements should contain significant and unique wildlife habitat values.

Q: Can I still own my property?

A: Yes, the fee-title owner of the property continues to own the property. The property can be sold, donated, or willed to another person in the same way as any other property.

Q: Can I have food plots?

A: Yes, food plots are allowed and may cover 10% of an Conservation Easement but cannot exceed 5 acres.

Q: Can I keep my deer stands up?

A: Temporary ground blinds are acceptable if they are not in place long enough to damage vegetative growth. Hunting blinds and deer stands that are elevated, or attached to a tree, and have no impact on the vegetation are allowed. Supporting posts may be dug into the ground, but no concrete, rock, or concrete pads are allowed. Posts must be maintained and in an upright position so it doesn't impact the vegetation.

Q: Can I use Recreational Vehicles on Conservation Easement Acres?

A: Limited recreational vehicle use on Conservation Easement acres is allowed. Any proposal for unlimited use, such as a traveled trail, must be addressed in the conservation plan and approved by the Board of Water and Soil Resources. Vegetative alteration or erosion problems caused by such activities as snowmobiling or other off-road vehicle use will result in a violation of the Conservation Easement. The same restrictions apply to non-motorized activities that may damage or destroy vegetation.

Q: What is the landowner's permanent coverage obligation?

A: All acres of the Conservation Easement must be protected by a permanent cover of vegetation or water. If permanent vegetation does not exist it must be established, generally with the help of state cost share dollars. Once these conservation practices are established it is the landowner's obligation to ensure that they are maintained for the duration of the easement. This obligation transfers to each new owner, including all successors, heirs, and assigns.

Q: Who pays the property taxes on the Easement area?

A: The landowner is responsible for paying all taxes, other levies, and assessments that may occur on the enrolled land. Assessed land values are determined by the county annually.

Q: Does the landowner need a clear title?

A: It is the responsibility of the landowner to present a clear property title in the final steps of the Conservation Easement being processed. If mortgage, utility, access, previous ownership, or other title exceptions appear during the title work process the landowner is responsible for additional costs. The Board of Water and Soil Resources pays for the title insurance and recording fee.

Q: Do I have to report Easement payments to the IRS?

A: Yes, the IRS requires the Board of Water and Soil Resources to report the entire amount of the easement payment on IRS 1099S form (reported in the year the payment was issued). You are encouraged to discuss the IRS 1099S reporting requirements with your tax preparer or an attorney.

Q: Am I required to allow hunting and public access?

A: No, not unless the landowner wants to.



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