



Land Trust Alliance Updates

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Land Trust Alliance









- 9 Field Trips
- 101 Sessions
- 1st Land & Water Summit







Organizational Assessments & Implementation Grants

- Congratulations to the 10 land trusts selected to participate!
 - Brewster Conservation Trust
 - The 300 Committee Land Trust
 - Dennis Conservation Land Trust
 - Dover Land Conservation Trust
 - Greater Worcester Land Trust
 - Lowell Parks and Conservation Trust
 - Metacomet Land Trust
 - Nantucket Land & Water Council
 - Opacum Land Trust
 - Williamstown Rural Lands





Targeted Microgrants

- Modest grants (\$1,000-\$2,500) to initiate specific projects to assist with organizational development and activities to sustain your work.
- This program is an ideal resource for land trusts looking to make strategic, low-cost improvements.
- Applications are open until September 15.
- Questions? Email Jen Plowden (jplowden@lta.org)







Stewardship Short Course

- Learn best practices and hear from your colleagues about how they've addressed common challenges
- 4 virtual sessions, 90 minutes each:
 - January 20 Introduction to conservation restriction stewardship
 - January 27 Conservation restriction stewardship continued
 - February 3 Fee land stewardship
 - February 10 Insurance and funding stewardship programs
- Cost: \$50 for either members of MLTC or LTA, \$75 non-members.
- Sign up once to join all sessions! Price is per organization, so come one, come all!





Building the Bench: 2026 Leadership Summit

- A one-day summit for MA land trust leaders including executive directors, members of staffed leadership teams, <u>and</u> board members.
- Strengthen skills, build your network, discuss critical issues shaping conservation
- Please save the date!
 - June 24, 2026
 - Wildlands Stewardship Training Center, Plymouth, MA
- Interested or have questions?
 - Email Jen Plowden at jplowden@lta.org



Land Trust Alliance Job Board

landtrustalliance.org/job-board

Submit a job <u>here</u>.

- Executive director, Traprock Ridge Land Conservancy (CT)
- Development and communications manager, Joshua's Trust (CT)
- Executive director, Maine Woodland Owners (ME)
- Staff accountant, Northwest Connecticut Land Conservancy (CT)
- Community Engagement Coordinator, Northwest Connecticut Land Conservancy
- And more!

New Practical Pointer

Baseline Documentation Reports

- If consistently and professionally prepared in the ordinary course of business, baseline documentation can help defend the easement by creating an exception to hearsay rules, allowing the baseline to be introduced as evidence in court even though the preparer(s) of the baseline is no longer available to testify to its accuracy.
- This factsheet explains the purpose of baselines, describes "minimally complete and adequate," and discusses certification and storage.



Practical Pointer

Baseline Documentation Reports

Well-prepared baselines can serve a valuable role in ensuring the perpetuity of the conservation easement. Baseline documentation provides detailed information on the condition of the property relevant to the terms of the easement—at the time the grantor conveyed the easement. Land trusts may wish to add supplements to baselines over time when landowners exercise reserved rights or when there

- Records both the important conservation values and the current conditions of the property.
- nectors but the important conservation values and the current current on the property.
 Serves to support qualification for tax benefits and substantiating overall public benefit by describing why the property is being conserved and documenting current conditions. Operates as evidence in future litigation, if it meets court-specific rules for admissibility, and Operation as evidence in multi-suggistant, it is these a count superative for each measurery, who provides a foundation for future monitoring and enforcement activities, if consistently and professionally prepared in the ordinary course of business, baseline documentation can help defend the easement by creating an exception to hearsay rules, allowing the baseline to be introduced as evidence in court even though the preparer(s) of the baseline is no longer available
- to testiny to its accuracy.

 Enables land trust staff to identify worthwhile projects, to retain institutional knowledge and to
- Minimally complete and adequate

A minimally complete baseline supports monitoring of the conservation easement and complies with IRS A minimally complete passeine supports monitoring or the conservation resemble and configures with the accreditation requirements and

- Decumentation of the conservation values and public benefits, including written descriptions Documentation of existing conditions that relate to the easement's restrictions and reserved
- rights, including written descriptions and related maps and photographs
- Information on the location of the easement or directions to the property

- 5. Property description (an address is not sufficient; must be a full description)
- Dated signatures of the landowner and land trust acknowledging that both attest to the accuracy The authorship and qualifications of the baseline preparer . The authorship and qualifications of the buseume preparer.

 Other acknowledgements or information that would make the material admissible as a business.
- Baseline or easement map

 the saseune or easement map
 The land trust must have the baseline by the time of closing of the conservation transaction DISCLAIMER: The Land Trust Alliance designed this material to provide accurate, authoritative information about the subject AISCLAMPIER: The Land Trust Alliance designed this material to provide accurate, authoritative imministration about the subject matter covered with the understanding that the Alliance is not engaged in rendering legal, accounting or other professional counsels. matter covered with the understanding that the Alliance is not engaged in rendering legal, accounting or other professions. If a land rust or individual requires legal advice or other expert assistance, they should seek the services of competent

Updated Practical Pointer

- What you need to know from Tax Cases (Shorn of Nuance)
- Conservation tax law continues to evolve.
- We prepared this summary of the basic results of conservation tax cases to aid land trusts, but not to give tax, legal, or other advice.
- To aid digestion, we distilled the cases to only their essential points and removed nuance.



Learning Paths – Resource Center

Just added



STEWARDSHIP

Conservation easement stewardship

Alliance resources to help your land trust steward its easements



STEWARDSHIP

Fee land stewardship

Alliance resources to help your land trust steward the properties it owns

Also available



LAND PROTECTION

Acquisition

Understand the steps in acquiring land or conservation easements



ORGANIZATIONAL MANAGEMENT

For board members

Alliance resources specifically for land trust board members



FINANCE

Financial management

The nuts and bolts of managing your land trust's finances



 A multi-year endeavor designed to empower executive directors to heighten their organization's innovation, capacity and strategy. Coached by top experts, participants explore mission and strategy, leadership skills, financial management and fundraising. You can submit an interest <u>form</u> now.

Upcoming national webinars

- September and October
- Unrestrict Your Mind: Fundraising for a Whole Organization 9/25/2025
- Basics of Real Estate Appraisals for Conservation Easement and Fee Simple Transactions -10/7/2025
- Becoming a Stewardship-Focused Land Trust 10/9/2025
- Leading Your Land Trust to Be the Best Place to Work 10/15/2025
- Environmental Justice 101: Land Trust Allyship in Environmental Justice Work 10/22/2025
- <u>Building Resilient Communities: The Role of Land Conservation in Climate Adaptation</u> 10/23/2025
- Planning and Communicating for Excellent Public Access 10/29/2025
- Build Your Tax Foundation: Six Land Conservation Topics 10/30/2025

Upcoming national webinars

- November and December
- Acquiring Land and Conservation Easements: Title Review 11/3/2025
- Preventing Fieldwork Problems: Heat and Ticks 11/5/2025
- The What, How and Why of Drones for Land Trusts 11/6/2025
- Providing Health Benefits at Your Land Trust 11/17/2025 (Free for members)
- <u>Understanding insurance and avoiding common mistakes that can jeopardize coverage</u> 11/20/2025 (Free Risk Management webinar)
- Benefits and Risks of Recreational and Educational Public Access on Fee Lands -12/3/2025
- <u>Tips from Terrafirma</u> 12/4/2025 (Free Risk Management webinar)
- Once Upon a Time: How to Tell More Memorable Stories 12/10/2025
- Good Processes, Healthy Organizations: How to See What's Working and What's Missing -12/11/2025

Thank you

We'd love to connect. Please reach out!

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