

Protecting the Land

Conservation Easements Past, Present, and Future

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Protecting The Land Conservation Easements Past Present And Future

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Protecting The Land Conservation Easements Past Present And Future:

Protecting the Land Julie Ann Gustanski, Roderick H. Squires, 2000 A conservation easement is a legal agreement between a property owner and a conservation organization generally a private nonprofit land trust that restricts the type and amount of development that can be undertaken on that property Conservation easements protect land for future generations while allowing owners to retain property rights at the same time providing them with significant tax benefits Conservation easements are among the fastest growing methods of land preservation in the United States today Protecting the Land provides a thoughtful examination of land trusts and how they function and a comprehensive look at the past and future of conservation easements The book provides a geographical and historical overview of the role of conservation easements analyzes relevant legislation and its role in achieving community conservation goals examines innovative ways in which conservation easements have been used around the country considers the links between social and economic values and land conservation Contributors including noted tax attorney and land preservation expert Stephen Small Colorado's leading land preservation attorney Bill Silberstein and Maine Coast Heritage Trust's general counsel Karin Marchetti describe and analyze the present status of easement law Sharing their unique perspectives experts including author and professor of geography Jack Wright Dennis Collins of the Wildlands Conservancy and Chuck Roe of the Conservation Trust of North Carolina offer case studies that demonstrate the flexibility and diversity of conservation easements Protecting the Land offers a valuable overview of the history and use of conservation easements and the evolution of easement enabling legislation for professionals and citizens working with local and national land trusts legal advisors planners public officials natural resource managers policymakers and students of planning and conservation

Conservancy Richard Brewer, 2013-06-03 Land trusts or conservancies protect land by owning it Although many people are aware of a few large land trusts The Nature Conservancy and the Trust for Public Land for instance there are now close to 1 300 local trusts with more coming into being each month American land trusts are diverse shaped by their missions and adapted to their local environments Nonetheless all land trusts are private non profit organizations for which the acquisition and protection of land by direct action is the primary or sole mission Nonconfrontational and apolitical land trusts work with willing land owners in voluntary transactions Although land trusts are the fastest growing and most vital part of the land conservation movement today this model of saving land by private action has become dominant only in the past two decades Brewer tells why the advocacy model in which private groups try to protect land by promoting government purchase or regulation in the 1980s was eclipsed by the burgeoning land trust movement He gives the public a much needed primer on what land trusts are what they do how they are related to one another and to other elements of the conservation and environmental movements and their importance to conservation in the coming decades As Brewer points out unlike other land saving measures land trust accomplishments are permanent At the end of a cooperative process between a landowner and the local land trust the land is saved in perpetuity

Brewer's book the first comprehensive treatment of land trusts combines a historical overview of the movement with more specific information on the different kinds of land trusts that exist and the problems they face. The volume also offers a how to approach for persons and institutions interested in donating, selling or buying land, discusses four major national land trusts: The Nature Conservancy, Trust for Public Land, American Farmland Trust, and Rails to Trails Conservancy, and gives a generous sampling of information about the activities and accomplishments of smaller local trusts nationwide. Throughout the book is enriched by historical narrative, analysis of successful land trusts, and information on the how and why of protecting land, as well as Brewer's intimate knowledge of ecological systems, biodiversity, and the interconnectedness of human and non-human life forms. *Conservancy* is a must-read volume for people interested in land conservation, including land trust members, volunteers, and supporters, as well as anyone concerned about land use and the environment.

Growth Management and Public Land Acquisition Christopher Coutts, 2016-04-15. Bringing together a team of national experts, this volume offers a detailed look at the links between public land acquisition programs and efforts to yield smart growth outcomes in the USA. Both public land acquisition programs and state and local growth management efforts have been examined in detail, but while there is growing recognition that land acquisition can play an important role in smart growth outcomes, there has so far been little research into the nexus of these areas of public policy. This book investigates various aspects of the land acquisition-smart growth linkage and describes model programs and makes recommendations for the adoption of land acquisition efforts nationally and internationally. It will appeal to practising planners, policy makers, public officials, and citizen groups, as well as academics of urban planning, environmental studies, geography, and other disciplines which examine issues of urban sprawl.

Exacted Conservation Easements Jessica Owley Lippmann, 2005. **Species at Risk** Jason F. Shogren, 2014-05-14. Protecting endangered species of animals and plants is a goal that almost everyone supports in principle, but in practice private landowners have often opposed the regulations of the Endangered Species Act, which they argue unfairly limits their right to profit from their property. To encourage private landowners to cooperate voluntarily in species conservation and to mitigate the economic burden of doing so, the government and nonprofit land trusts have created a number of incentive programs, including conservation easements, leases, habitat banking, habitat conservation planning, safe harbors, candidate conservation agreements, and the no-surprise policy. In this book, lawyers, economists, political scientists, historians, and zoologists come together to assess the challenges and opportunities for using economic incentives as compensation for protecting species at risk on private property. They examine current programs to see how well they are working and also offer ideas for how these programs could be more successful. Their ultimate goal is to better understand how economic incentive schemes can be made both more cost-effective and more socially acceptable while respecting a wide range of views regarding opportunity costs, legal standing, biological effectiveness, moral appropriateness, and social context.

Modern Studies in Property Law - Volume 7 Nicholas Hopkins, 2013-07-31. This book contains a collection of peer-reviewed papers

presented at the ninth biennial Modern Studies in Property Law conference held at the University of Southampton in March 2012 It is the 7th volume to be published under the name of the conference The conference and its published proceedings have become an established forum for property lawyers from around the world to showcase current research in the discipline This collection reflects both the breadth of modern research in property law and its international dimensions Incorporating a keynote address by Lord Walker of Gestingthorpe retired Justice of the Supreme Court on The Saga of Strasbourg and Social Housing a number of chapters reveal the burgeoning influence of human rights in property law Other contributions illustrate an enduring need to question and explore fundamental concepts of the subject alongside new and emerging areas of study Collectively the chapters demonstrate the importance and relevance of property research in addressing a wide range of contemporary issues

Port Cities of the Atlantic World Jacob Steere-Williams, Blake C. Scott, 2023-12-14 Traces the maritime routes and the historical networks that link port cities around the Atlantic world *Port Cities of the Atlantic World* brings together a collection of essays that examine the centuries long transatlantic transportation of people goods and ideas with a focus on the impact of that trade on what would become the American South Employing a wide temporal range and broad geographic scope the scholars contributing to this volume call for a sea facing history of the South one that connects that terrestrial region to this expansive maritime history By bringing the study up to the 20th century in the collection s final section the editors Jacob Steere Williams and Blake C Scott make the case for the lasting influence of these port cities and Atlantic world history on the economy society and culture of the contemporary South

Modern Studies in Property Law - Volume 9 Heather Conway, Robin Hickey, 2017-07-27 This book contains a collection of peer reviewed papers presented at the Eleventh Biennial Modern Studies in Property Law Conference held at Queen s University Belfast in April 2016 It is the ninth volume to be published under the name of the Conference The Conference and its published proceedings have become an established forum for property lawyers from around the world to showcase current research in the discipline This collection reflects the diversity and contemporary relevance of modern research in property law Following a foreword from the keynote speaker at the Conference Queen s alumnus Lord Kerr of Tonaghmore the chapters address a range of issues from the nature of land law and property rights through claims to the home and digital assets to the growing debate on the nature of public property Collectively the chapters demonstrate the vibrancy and importance of property law in dealing with modern concerns across the common law world

Conservation Paul Jepson, Richard J. Ladle, 2012-12-01 Modern conservation for a planet in meltdown and why it just might work At a time of unparalleled environmental change there has never been a greater need for new ways of defending nature In this forward thinking work Paul Jepson and Richard Ladle cover all aspects of modern conservation to provide a fascinating look into how we re fighting for the earth s species and habitats as well as details on where conservation is heading and how we can all contribute Because it ll be far more than just a pity when we lose the polar bears pandas and parrots

Toward Sustainable Communities, Fifth Edition Mark Roseland, Margaret Stout, Maria

Spiliotopoulou,2023-11-28 The go to guide for sustainable community development from the neighborhood to the regional level Fully revised and updated *Toward Sustainable Communities* is the definitive guide to the why the what and most importantly the how of creating resilient healthy equitable and prosperous places This fifth edition introduces the innovative Community Capital Compass as a powerful tool for maximizing the environmental economic and social benefits of complex community and regional decisions and has been completely revamped to serve readers in the US Canada and abroad Those seeking a comprehensive approach to sustainable community planning and development from the neighborhood to the regional level will benefit from An expanded Community Capital framework that organizes community resources into eight interrelated forms of capital The Community Capital Compass process for navigating complex situations involving everything from municipal services and land use planning to housing and climate change Elaboration of collaborative governance community mobilization public engagement capacity building infrastructure policymaking and promising practices A companion website featuring case studies profiles online resources interactive tools videos and more Packed with concrete proven strategies this living book is the go to guide for sustainable community development *Toward Sustainable Communities* is essential reading for current and aspiring professionals practitioners policymakers educators purpose driven organizations engaged citizens and anyone concerned about their communities and a sustainable future *Saving Species on Private Lands* Lowell E. Baier,2020-03-09 Winner Independent Press Award Conservation Green 2021 The only hope for successful conservation of America s threatened endangered and at risk wildlife is through voluntary cooperative partnerships that focus on private land where over 75% of at risk species can be found Private landowners form the bedrock of these partnerships and they have a long history of rising to meet the challenge of conservation But they can t do it alone This book is a guide for private landowners who want to conserve wildlife Whether engaged in farming ranching forestry mining energy development or another business private working lands all have value as wildlife habitat with the proper management and financial support This book provides landowners and their partners with a roadmap to achieve conservation compatible with their financial and personal goals This book introduces the art and language of land management planning as well as regulatory compliance with laws such as the Endangered Species Act of 1973 It categorizes and explains the tools used by wildlife professionals to implement conservation on private lands Moreover it documents the multitude of federal state local and private opportunities for landowners to find financial and technical assistance in managing wildlife from working with a local NGO to accessing the 6 billion per year available through the federal Farm Bill *Case Studies in Environmental Ethics* Patrick George Derr,Edward M. McNamara,2003 A collection of more than 40 case studies covering diverse topics such as genetic engineering aesthetics pollution animal rights population and resource management *Case Studies in Environmental Ethics* is intended as a supplemental book for college courses primarily in environmental ethics Each case presents factual information on a particular topic followed by a discussion of the ethical implications of each topic

and several insightful discussion questions **Contested Nature** Steven R. Brechin, Crystal L. Fortwangler, Peter R. Wilshusen, Patrick C. West, 2003-08-14 Contends that effective biological conservation and social justice must go hand in hand How can the international conservation movement protect biological diversity while at the same time safeguarding the rights and fulfilling the needs of people particularly the poor Contested Nature argues that to be successful in the long term social justice and biological conservation must go hand in hand The protection of nature is a complex social enterprise and much more a process of politics and of human organization than ecology Although this political complexity is recognized by practitioners it rarely enters into the problem analyses that inform conservation policy Structured around conceptual chapters and supporting case studies that examine the politics of conservation in specific contexts the book shows that pursuing social justice enhances biodiversity conservation rather than diminishing it and that the fate of local peoples and that of conservation are completely intertwined Written in an accessible and engaging style it is full of new ideas and accounts of the latest practices and problems that will form a valuable compendium for people wrestling with these problems Journal of Ecological Anthropology Using a variety of perspectives and mixing theory with practical examples Contested Nature opens new vistas on how social justice can be furthered through the establishment and management of protected areas while still meeting critical nature conservation objectives David Harmon Executive Director of The George Wright Society and author of In Light of Our Differences How Diversity in Nature and Culture Makes Us Human This book is essential reading not just for scholars and environmental activists but for all who care about the survival of our planet It addresses the central question of our era how to halt increasing environmental decay and social exclusion processes that create a degraded diminished and unjust world In doing so it presents the most powerful argument yet published for connecting the protection of biological diversity with social justice Jacklyn Cock University of the Witwatersrand South Africa This book is the first comprehensive attempt to apply social science concepts and analyses to the urgent practical mandate of balancing biodiversity conservation with social justice The analysis draws on a broad range of theoretical approaches to derive useful new thinking that helps to move beyond the growing polarization between conservation and social justice Marianne Schmink Director of the Tropical Conservation and Development Program at the University of Florida Contributors include Valentin Agbo Jill Belsky Charles Benjamin Steven R Brechin Delma Buhat Patrick Christie Michael K Dorsey Crystal L Fortwangler Len R Garces Charles Geisler Lisa L Gezon R Murguia Michael Simsik Nestor Sokpon Patrick C West Alan T White and Peter R Wilshusen International Place Branding Yearbook 2012 F. Go, R. Govers, 2012-11-20 This third annual volume of the International Place Branding Yearbook looks at the case for applying brand and marketing strategies to the economic social political and cultural development of cities towns and regions around the world to help them compete in the global national and local markets It focuses on sustainability and smart growth Handbook of Forest Resource Economics Shashi Kant, Janaki Alavalapati, 2014-04-03 It is increasingly recognized that the economic value of forests is not merely the

production of timber Forests provide other key ecosystem services such as being sinks for greenhouse gases hotspots of biodiversity tourism and recreation They are also vitally important in preventing soil erosion and controlling water supplies as well as providing non timber forest products and supporting the livelihoods of many local people This handbook provides a detailed comprehensive and broad coverage of forest economics including traditional forest economics of timber production economics of environmental role of forests and recent developments in forest economics The chapters are grouped into six parts fundamental topics in forest resource economics economics of forest ecosystems economics of forests climate change and bioenergy economics of risk uncertainty and natural disturbances economics of forest property rights and certification and emerging issues and developments Written by leading environmental forest and natural resource economists the book represents a definitive reference volume for students of economics environment forestry and natural resource economics and management

Economics of Rural Land-Use Change Kevin J. Boyle, 2017-03-02 Public concern over land management has never been greater This book provides a broad overview of the economics of rural land use change drawing attention to the meaningful role economic analysis can play in resolving public concern and supporting future pro active land management strategies in rural areas The book's breadth distinguishes it from other recent texts as it jointly offers rigorous treatments of theoretical and empirical models of rural land use change and practical discussions of applications and relevant methods Chapters are specifically designed to demonstrate the types of land use questions economic analysis can answer the types of methods that might be employed to answer these questions and the types of public policy decisions that may be supported by such analysis The book makes a significant contribution to contemporary land use research highlighting the key methodological and public policy issues that will be central to future research on the economics of rural land use change

Multifunctionality in Agriculture What Role for Private Initiatives? OECD, 2005-12-12 This report sheds light on the potential of non government solutions to regulate positive and negative effects of agriculture including pollution

Property Diversity and its Implications John Page, 2016-08-05 Property is more diverse than is usually assumed Developing the concept of property diversity this book explores the varied role of property in placed human landscapes In acknowledging the propertied diversity about us the book highlights the paucity of our settled contemporary assumptions of property as defined by private ownership Challenging this universalizing model the book analyses how this self limiting view produces critical blind spots in modern property discourse In response it offers a re conceptualization of property that matches the grounded reality of our rich and diverse relationships with land Integrating the plurality of real property types private public and common with inclusive understandings of both interest and ownership it thus identifies and substantiates an overarching theory of property diversity Drawing on studies from numerous jurisdictions including the USA New Zealand Australia and the UK its analysis of property as something more and indeed other than a place less abstraction provides an invaluable contribution to the contemporary law and theory of property

EPA Publications Bibliography United States.

Environmental Protection Agency, 1999 *Mediterranean Oak Woodland Working Landscapes* Pablo Campos, Lynn Huntsinger, Jose Luis Oviedo, Paul F Starrs, Mario Diaz, Richard B Standiford, Gregorio Montero, 2013-06-18 The oak tree was a boon companion as humans expanded their presence across much of the globe While oak woodlands *Quercus* spp come today in stunningly diverse forms the stately dehesas of Spain and the dramatic oak dominated ranchlands of California are working landscapes where cultivation and manipulation for a couple of millennia have shaped Mediterranean type ecosystems into a profoundly modified yet productive environment that is sought after by every manner of species The grazing of wildlife and livestock in oak woodlands yields a remarkable plant and animal biodiversity creating a mosaic of habitats and visually pleasing savannas Added products unique to Spain such as Iberian pigs and cork and in California multiple landowner benefits include valued ecosystem services that allow owners visitors and conservation supporters to experience the benefits of woodland life With its 15 chapters a decade in the making this handsomely illustrated book covers key topics in oak woodland policy ecology and management in Spain and California presenting new research results and reviewing an existing expert literature

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