



# CONSERVED LAND

2023  
PENNSYLVANIA  
LAND TRUST  
CENSUS  
REPORT



## WE CONSERVE PA VOTING MEMBER ORGANIZATIONS

Allegheny Land Trust  
Allegheny Valley Trails Association  
Appalachian Trail Conservancy  
Armstrong Trails  
Audubon Society of Western Pennsylvania  
Berks Nature  
Brandywine Conservancy & Museum of Art  
Brandywine Red Clay Alliance  
Central Pennsylvania Conservancy  
Centre County Farmland Trust  
Chesapeake Conservancy  
Chestnut Hill Conservancy  
ClearWater Conservancy  
Conemaugh Valley Conservancy  
Countryside Conservancy  
Delaware Highlands Conservancy  
Earth Conservancy  
Edward L. Rose Conservancy  
Evergreen Conservancy  
Farm and Natural Lands Trust of York County  
Foundation for Sustainable Forests  
Fox Chapel Area Land Trust  
French Creek Valley Conservancy  
French & Pickering Creeks Conservation Trust  
Glade Run Lake Conservancy  
Hawk Mountain Sanctuary Association  
Heritage Conservancy  
Hollow Oak Land Trust  
Independence Conservancy  
Keystone Trails Association  
Lacawac Sanctuary Foundation  
Lackawanna River Conservation Association  
Lake Erie Region Conservancy  
Lancaster Conservancy  
Lancaster Farmland Trust  
Land Conservancy of Adams County  
Land Trust of Bucks County  
Lebanon Valley Conservancy  
London Britain Land Trust  
Manada Conservancy  
Merrill Linn Land & Waterways Conservancy  
Mid-Atlantic Karst Conservancy  
Mokoma Conservancy  
Montour Trail Council  
Mountain Watershed Association  
Mount Nittany Conservancy  
Natural Lands  
Neighborhood Gardens Trust  
North American Land Trust  
North Branch Land Trust  
Northcentral Pennsylvania Conservancy  
Open Land Conservancy of Chester County  
Pennsbury Land Trust  
Pennypack Ecological Restoration Trust  
Pine Creek Land Conservation Trust  
Pine Creek Valley Watershed Association  
Pocono Heritage Land Trust  
Regional Trail Corporation  
Schuylkill County Conservancy  
Schuylkill River Greenways  
Somerset County Conservancy  
The Buck Hill Conservation Foundation  
The Conservation Fund  
The Nature Conservancy  
The Radnor Conservancy  
The Trust for Public Land  
The Wallace Trust  
Tinicum Conservancy  
Western Pennsylvania Conservancy  
Westmoreland Conservancy  
Westmoreland Land Trust  
West Pikeland Land Trust  
Wildlands Conservancy  
Wild Waterways Conservancy  
Willistown Conservation Trust  
Wissahickon Trails

The land conservation initiated in past centuries has paid off handsomely. The squares reserved by William Penn for colonial Philadelphia followed by the myriad parks and other public spaces established over time in communities across the Commonwealth deliver continuing benefits to generation after generation.

The assembly of today's State Forests—begun in the 1890s out of lands devastated by unbridled logging—has delivered a sustainably managed timber and wood products supply, outstanding wildlife habitat, clean water, and more. The establishment of Game Lands—the first in 1905—has helped restore game and other species largely lost to Pennsylvania. The creation of State Parks, rail-trails, greenways, and conservation easements have all contributed to a better Pennsylvania.



For decades, land trusts have innovated and led in the fundamental work of acquiring lands and easements for conservation. The past decade continues an extraordinary run of success—with land trusts conserving on average 51 acres per day.

Endless are the stories of disappointment in communities from the loss of lands to the bulldozer and pavement. In contrast, there seem to be remarkably few regrets concerning lands that are now conserved.

As changes in technology, climate, energy use, transportation, culture, and ecosystem reshape our world, the fruits of our past efforts become more precious and the continuation of our work becomes ever more critical. History gives me confidence in saying that our descendants will celebrate the conservation work of today.

Thank you for your service to conservation.

*Andy Loza, Executive Director*

## OUR LANDS ARE OUR LIFELINE

*They clean the water we drink and the air we breathe. They supply our food and forest products. They are the homes of wildlife and places of beauty. They provide peace and recreation and so much more.*

*We ConservePA is proud to support the hardworking, committed staff and volunteers of Pennsylvania's land trusts, who have conserved nearly 200,000 acres of Pennsylvania's lands in the past decade.*

Front cover photo credit: "Delps Overlook (Revisited)" by Nicholas A. Tonelli on flickr is licensed under a CC BY 2.0 licence. Cropped.

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# A DECADE OF LAND TRUST ACCOMPLISHMENTS IN PENNSYLVANIA 2014—2023

# 187,626

acres conserved (293 square miles)

# 51

acres per day  
on average

# 76,402

acres transferred to government  
for parks, game lands,  
and other public spaces

# 42,936

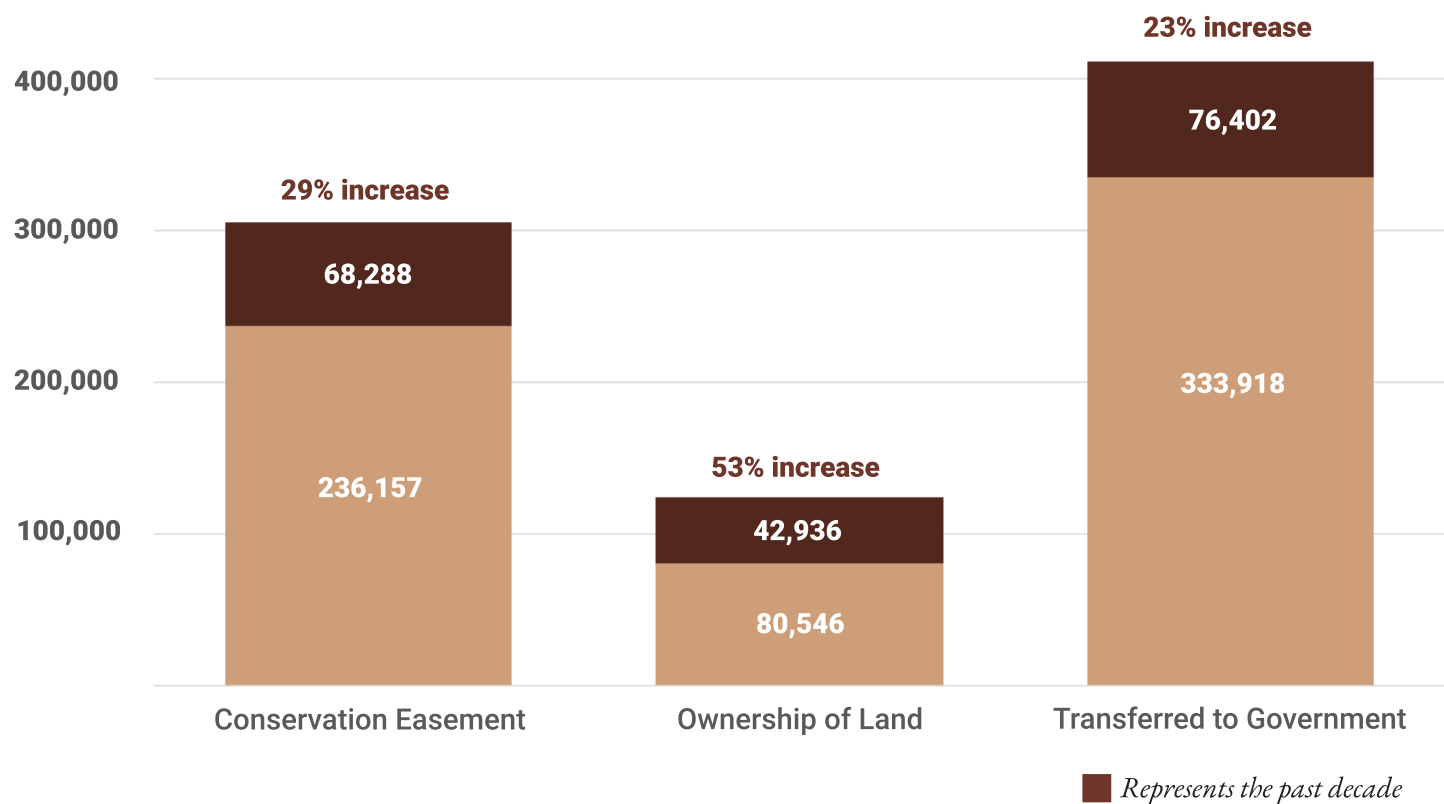
acres conserved with  
234 land acquisitions

# 68,228

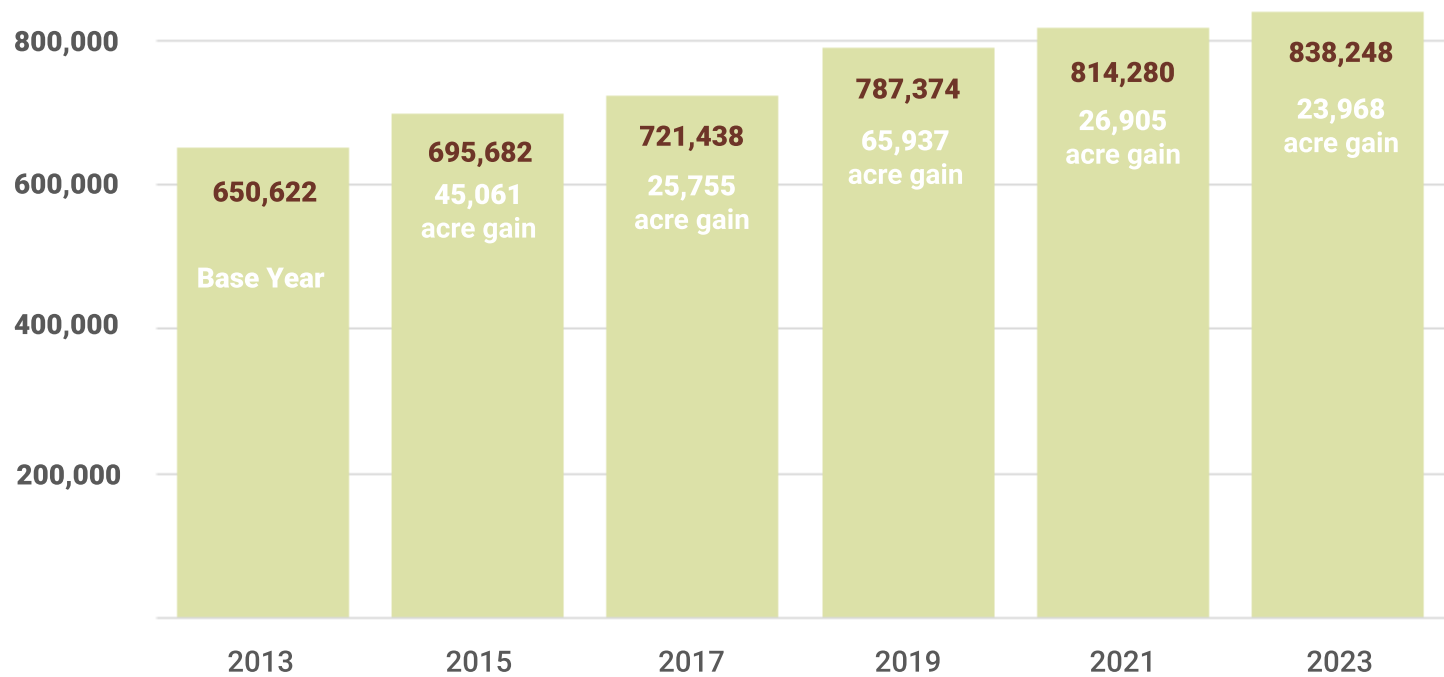
acres conserved with  
920 easements



# ACRES CONSERVED BY LAND TRUSTS IN PENNSYLVANIA IN THE PAST DECADE COMPARED TO ALL PRIOR YEARS

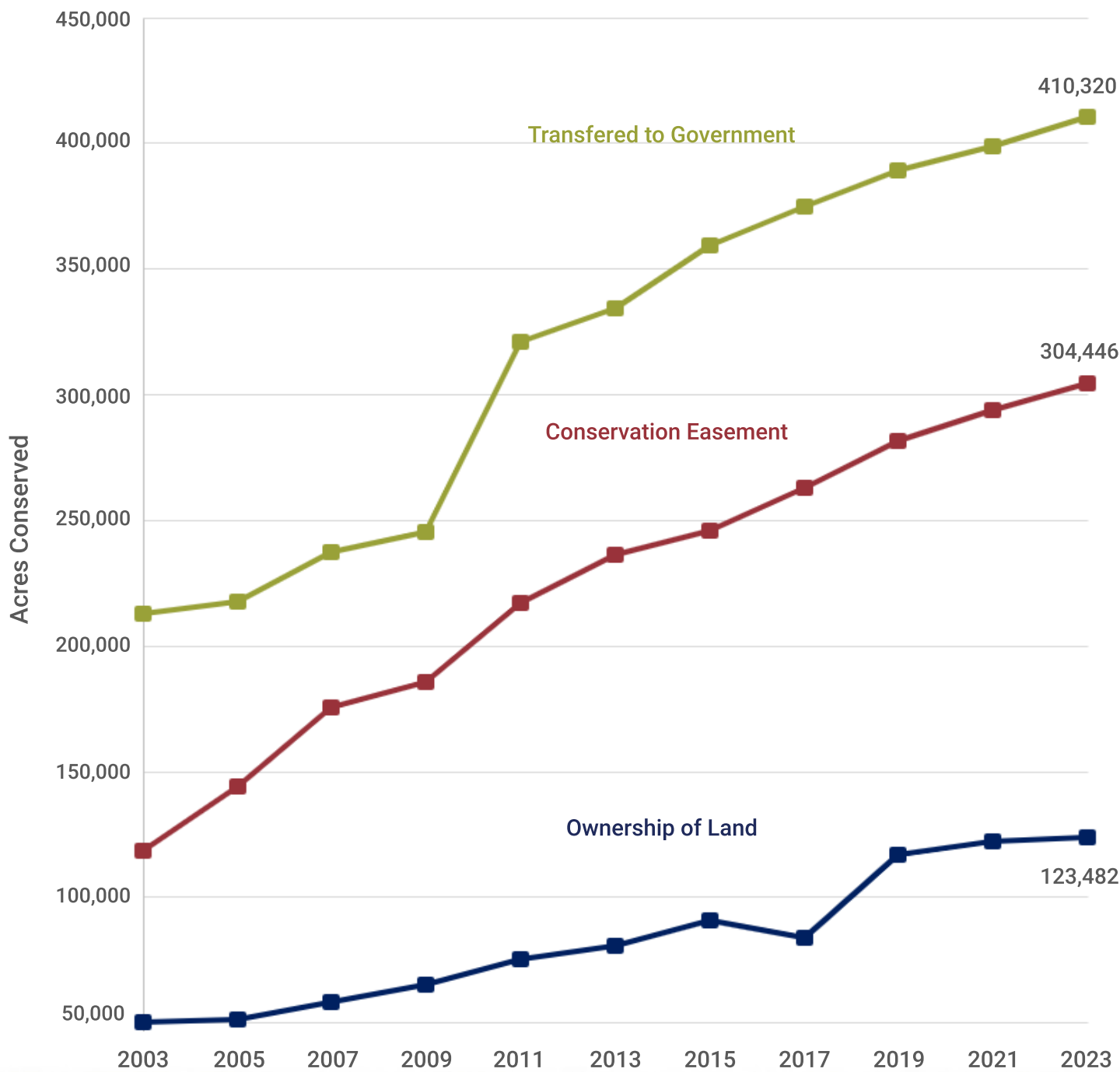


## 29% GAIN IN ACRES CONSERVED IN THE PAST DECADE





# AGGREGATE ACRES CONSERVED BY LAND TRUSTS IN PA





# LAND CONSERVED BY CONSERVATION EASEMENT

Sixty-eight land trusts have protected 304,446 acres of land in Pennsylvania through perpetual conservation easements.

	Organization	Total		Organization	Total
1	Western Pennsylvania Conservancy	41,154	35	Allegheny Land Trust	532
2	Brandywine Conservancy & Museum of Art	36,867	36	Buck Hill Conservation Foundation	523
3	Lancaster Farmland Trust	36,265	37	Pine Creek Valley Watershed Association	430
4	The Nature Conservancy	31,705	38	Earth Conservancy	300
5	Natural Lands	24,033	39	Loyalhanna Watershed Association	276
6	Farm & Natural Lands Trust of York County	14,517	40	The Wallace Trust	202
7	Land Conservancy of Adams County	13,232	41	West Vincent Land Trust	200
8	North Branch Land Trust	12,140	42	Lower Merion Conservancy	198
9	Berks Nature	10,015	43	Pennsbury Land Trust	182
10	Delaware Highlands Conservancy	9,031	44	Lake Erie Region Conservancy	171
11	Heritage Conservancy	8,417	45	Pennypack Ecological Restoration Trust	147
12	French and Pickering Creeks Conservation Trust	7,775	46	Friends of Salt Springs Park	143
13	Wildlands Conservancy	7,750	47	Audubon Society of Western Pennsylvania	130
14	Northcentral Pennsylvania Conservancy	5,448	48	Allegheny Valley Trails Association	130
15	Land Trust of Bucks County	5,384	49	Hollow Oak Land Trust	129
16	Tinicum Conservancy	4,817	50	Chestnut Hill Conservancy	105
17	ClearWater Conservancy of Central Pennsylvania	3,658	51	Open Land Conservancy of Chester County	91
18	North American Land Trust	3,552	52	Appalachian Trail Conservancy	91
19	Central Pennsylvania Conservancy	3,275	53	Schuylkill County Conservancy	71
20	Pocono Heritage Land Trust	2,929	54	Somerset County Conservancy	68
21	Manada Conservancy	2,729	55	Gettysburg Foundation	62
22	Willistown Conservation Trust	2,444	56	Independence Conservancy	52
23	French Creek Valley Conservancy	1,604	57	Foundation for Sustainable Forests	50
24	Merrill Linn Land and Waterways Conservancy	1,588	58	Evergreen Conservancy	45
25	Centre County Farmland Trust	1,500	59	London Britain Township Land Trust	44
26	Brandywine Red Clay Alliance	1,182	60	Lackawanna Valley Conservancy	40
27	Countryside Conservancy	1,123	61	Sandy Creek Conservancy	35
28	The Lebanon Valley Conservancy	1,069	62	Fox Chapel Conservation Trust	34
29	Rocky Mountain Elk Foundation	965	63	West Pikeland Land Trust	25
30	Lancaster Conservancy	944	64	Hawk Mountain Sanctuary Association	22
31	Western Reserve Land Conservancy (OH)	842	65	Pine Creek Land Conservation Trust	19
32	Edward L. Rose Conservancy	703	66	Radnor Conservancy	13
33	Allegheny Valley Conservancy	632	67	Lacawac Sanctuary Foundation	12
34	Wissahickon Trails	577	68	Wild Waterways Conservancy	10



# NUMBER OF CONSERVATION EASEMENTS

Sixty-eight land trusts hold 3,952 perpetual conservation easements in PA—the median number of easements held being 17.

	Organization	Total		Organization	Total
1	Lancaster Farmland Trust	585	35	Allegheny Land Trust	16
2	Brandywine Conservancy & Museum of Art	487	36	Pocono Heritage Land Trust	16
3	Natural Lands	430	37	Loyalhanna Watershed Association	13
4	Heritage Conservancy	255	38	Pennsbury Land Trust	12
5	Western Pennsylvania Conservancy	222	39	Pennypack Ecological Restoration Trust	12
6	French and Pickering Creeks Conservation Trust	195	40	Edward L. Rose Conservancy	10
7	Land Conservancy of Adams County	189	41	West Vincent Land Trust	10
8	Farm & Natural Lands Trust of York County	178	42	Lake Erie Region Conservancy	6
9	Berks Nature	146	43	Hollow Oak Land Trust	5
10	Tinicum Conservancy	121	44	Pine Creek Valley Watershed Association	5
11	Land Trust of Bucks County	120	45	Western Reserve Land Conservancy (OH)	5
12	Willistown Conservation Trust	90	46	Appalachian Trail Conservancy	4
13	Wildlands Conservancy	75	47	Allegheny Valley Conservancy	3
14	North American Land Trust	71	48	Independence Conservancy	3
15	Delaware Highlands Conservancy	60	49	London Britain Township Land Trust	3
16	North Branch Land Trust	60	50	Radnor Conservancy	3
17	Northcentral Pennsylvania Conservancy	52	51	Buck Hill Conservation Foundation	2
18	Brandywine Red Clay Alliance	47	52	Gettysburg Foundation	2
19	Chestnut Hill Conservancy	41	53	Rocky Mountain Elk Foundation	2
20	Manada Conservancy	35	54	West Pikeland Land Trust	2
21	The Nature Conservancy	34	55	Allegheny Valley Trails Association	1
22	Central Pennsylvania Conservancy	30	56	Audubon Society of Western Pennsylvania	1
23	Open Land Conservancy of Chester County	30	57	Earth Conservancy	1
24	Wissahickon Trails	30	58	Evergreen Conservancy	1
25	ClearWater Conservancy	28	59	Foundation for Sustainable Forests	1
26	Fox Chapel Conservation Trust	27	60	Friends of Salt Springs Park	1
27	Lancaster Conservancy	24	61	Hawk Mountain Sanctuary Association	1
28	The Wallace Trust	23	62	Lacawac Sanctuary Foundation	1
29	Countryside Conservancy	22	63	Lackawanna Valley Conservancy	1
30	Lebanon Valley Conservancy	21	64	Pine Creek Land Conservation Trust	1
31	Lower Merion Conservancy	21	65	Sandy Creek Conservancy	1
32	French Creek Valley Conservancy	19	66	Schuylkill County Conservancy	1
33	Merrill Linn Land and Waterways Conservancy	19	67	Somerset County Conservancy	1
34	Centre County Farmland Trust	17	68	Wild Waterways Conservancy	1



# LAND OWNED

Sixty-nine land trusts own 123,482 acres in Pennsylvania.

*\*includes 19,800 acres of the 2018 Clarion Junction Forest acquisition, which were eased and sold to a private party in 2024*

	Organization	Total
1	The Conservation Fund*	34,650
2	Western Pennsylvania Conservancy	14,695
3	The Nature Conservancy	12,847
4	Natural Lands	9,929
5	Lancaster Conservancy	7,292
6	Earth Conservancy	4,253
7	Wildlands Conservancy	2,995
8	Brandywine Conservancy & Museum of Art	2,978
9	Allegheny Land Trust	2,798
10	Hawk Mountain Sanctuary Association	2,609
11	Foundation for Sustainable Forests	2,350
12	Pocono Heritage Land Trust	2,109
13	French Creek Valley Conservancy	1,692
14	Heritage Conservancy	1,489
15	Edward L. Rose Conservancy	1,109
16	Brandywine Red Clay Alliance	1,057
17	Berks Nature	926
18	French and Pickering Creeks Conservation Trust	890
19	Audubon Society of Western Pennsylvania	870
20	Somerset County Conservancy	850
21	North Branch Land Trust	826
22	Pennypack Ecological Restoration Trust	745
23	Countryside Conservancy	738
24	Wissahickon Trails	715
25	Lacawac Sanctuary Foundation	662
26	Roaring Run Watershed Association	653
27	Hollow Oak Land Trust	605
28	Westmoreland Conservancy	603
29	Buck Hill Conservation Foundation	514
30	Wild Waterways Conservancy	507
31	Armstrong Conservancy	496
32	Armstrong Trails	493
33	Montour Trail Council	462
34	Friends of Salt Springs Park	437

	Organization	Total
35	Central Pennsylvania Conservancy	405
36	Open Land Conservancy of Chester County	391
37	Mokoma Conservancy	386
38	Lackawanna Valley Conservancy	384
39	Eagles Mere Conservancy	383
40	Willistown Conservation Trust	374
41	Loyalhanna Watershed Association	347
42	Westmoreland Land Trust	343
43	Allegheny Valley Trails Association	335
44	Mount Nittany Conservancy	329
45	Southern Alleghenies Conservancy	325
46	Conemaugh Valley Conservancy	297
47	Audubon Pennsylvania	273
48	North American Land Trust	237
49	Northcentral Pennsylvania Conservancy	232
50	Allegheny Valley Conservancy	231
51	Lake Erie Region Conservancy	220
52	Manada Conservancy	212
53	American Battlefield Trust	154
54	Delaware Highlands Conservancy	144
55	London Britain Township Land Trust	100
56	Gettysburg Foundation	86
57	Scott Conservancy	80
58	ClearWater Conservancy	53
59	Pine Creek Valley Watershed Association	48
60	Independence Conservancy	47
61	Merrill Linn Land and Waterways Conservancy	45
62	Fox Chapel Conservation Trust	43
63	Pine Creek Land Conservation Trust	37
64	Mid-Atlantic Karst Conservancy	29
65	Appalachian Train Conservancy	27
66	West Vincent Land Trust	15
67	Neighborhood Gardens Trust	13
68	Evergreen Conservancy	10
69	Land Conservancy of Adams County	6



# LAND TRANSFERRED TO GOVERNMENT

Forty-six land trusts have conveyed 410,320 acres to governmental entities (e.g., Pennsylvania Department of Conservation and Natural Resources, Pennsylvania Game Commission, counties, and local municipalities).

	Organization	Total
1	Western Pennsylvania Conservancy	204,251
2	The Conservation Fund	101,595
3	Wildlands Conservancy	31,951
4	The Nature Conservancy	16,778
5	Rocky Mountain Elk Foundation	9,349
6	North Branch Land Trust	7,061
7	Northcentral Pennsylvania Conservancy	6,454
8	Earth Conservancy	6,185
9	Delaware Highlands Conservancy	4,874
10	French and Pickering Creeks Conservation Trust	4,762
11	The Trust for Public Land	3,589
12	Natural Lands	2,970
13	ClearWater Conservancy	2,218
14	Central Pennsylvania Conservancy	2,034
15	Lancaster Conservancy	1,515
16	Berks Nature	793
17	Armstrong Conservancy	700
18	Farm & Natural Lands Trust of York County	387
19	Wild Waterways Conservancy	300
20	Westmoreland Land Trust	270
21	Lake Erie Region Conservancy	263
22	Tinicum Conservancy	231
23	London Britain Township Land Trust	175

	Organization	Total
24	Allegheny Land Trust	134
25	Pocono Heritage Land Trust	121
26	Pennsbury Land Trust	120
27	Merrill Linn Land and Waterways Conservancy	118
28	Lower Merion Conservancy	105
29	French Creek Valley Conservancy	100
30	Land Conservancy of Adams County	99
31	Heritage Conservancy	98
32	Appalachian Trail Conservancy	97
33	Montour Trail Council	96
34	Hawk Mountain Sanctuary Association	78
35	Brandywine Conservancy & Museum of Art	63
36	North American Land Trust	61
37	Westmoreland Conservancy	57
38	Manada Conservancy	50
39	Wissahickon Trails	37
40	Countryside Conservancy	34
41	Mount Nittany Conservancy	33
42	The Wallace Trust	30
43	Pennypack Ecological Restoration Trust	27
44	Armstrong Trails	25
45	Lackawanna Valley Conservancy	25
46	American Battlefield Trust	7

Photo Credit: Lance Harshbarger





# NUMBER OF PERPETUAL TRAIL EASEMENTS

Twenty-one land trusts hold 165 trail easements.

	Organization	Total		Organization	Total
1	Natural Lands	60	12	Brandywine Red Clay Alliance	2
2	Wissahickon Trails	28	13	Hollow Oak Land Trust	2
3	Montour Trail Council	26	14	Lancaster Conservancy	2
4	Countryside Conservancy	10	15	Willistown Conservation Trust	2
5	French and Pickering Creeks Conservation Trust	7	16	French Creek Valley Conservancy	1
6	Berks Nature	5	17	Lackawanna Valley Conservancy	1
7	Appalachian Trail Conservancy	4	18	Pine Creek Land Conservation Trust	1
8	Central Pennsylvania Conservancy	3	19	Pocono Heritage Land Trust	1
9	North American Land Trust	3	20	Roaring Run Watershed Association	1
10	Westmoreland Conservancy	3	21	Tinicum Conservancy	1
11	Brandywine Conservancy & Museum of Art	2			



## 562 MILES OF ON-PRESERVE, PUBLIC TRAIL

Forty-four Pennsylvania land trusts report managing 562 miles of trail open to the public within their preserves. This number does NOT include their many miles of trails running outside their preserves. It does not include trails that they steward on government-held lands. Nor does it factor in the 165 perpetual trail easements they hold.

Natural Lands is by far the largest manager of on-preserve trails with 109 miles within its preserves. The ten land trusts managing the most on-preserve, public trail are (in ranked order):

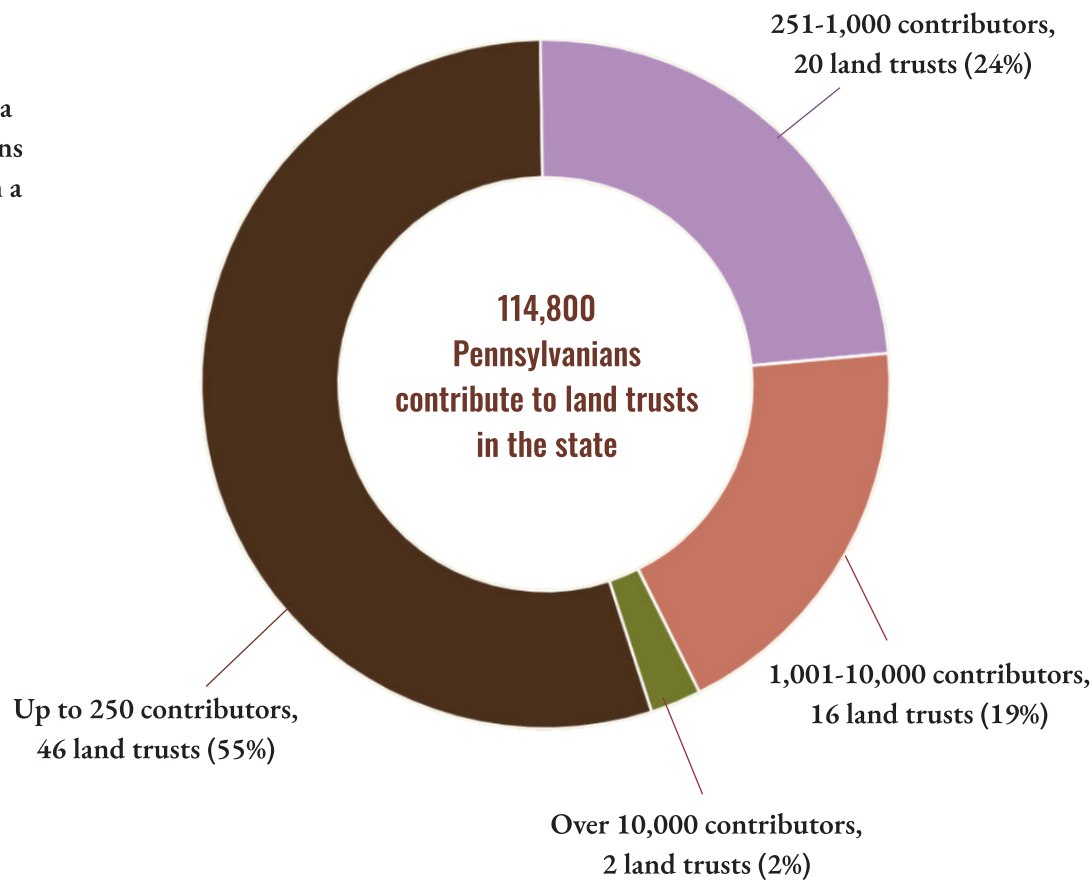
- Natural Lands
- The Nature Conservancy
- Lancaster Conservancy
- Western Pennsylvania Conservancy
- Allegheny Land Trust
- Wildlands Conservancy
- Wissahickon Trails
- Brandywine Conservancy
- Brandywine Red Clay Alliance

Photo credit: Lindsay Dill, Allegheny Land Trust.



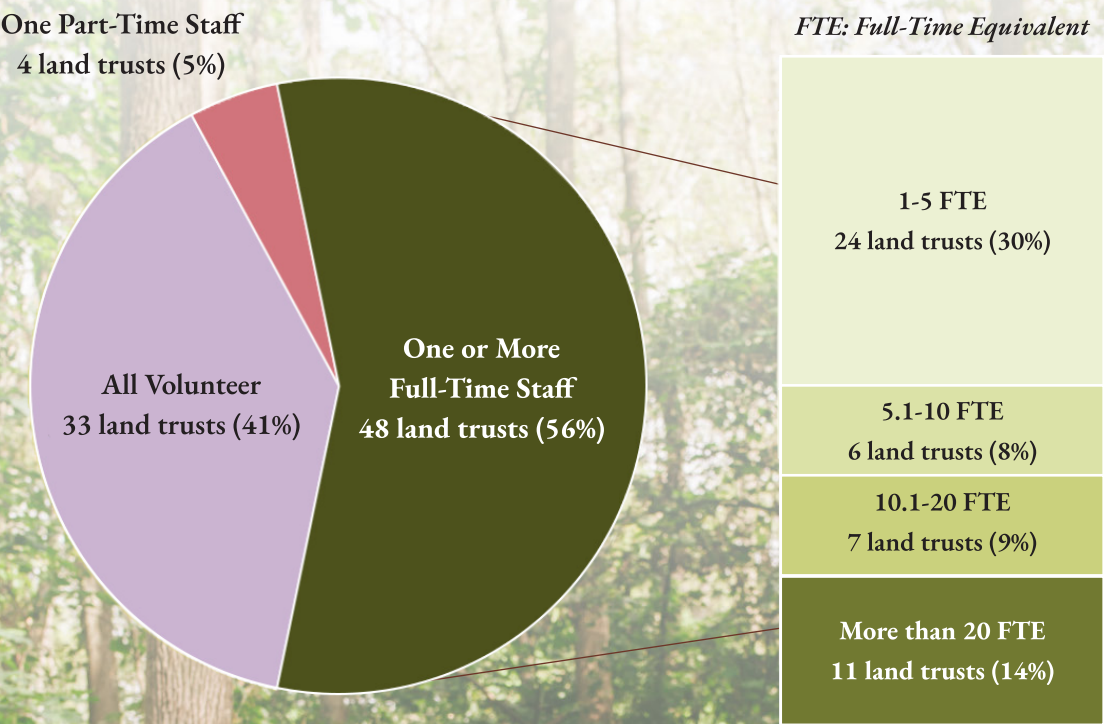
# SUPPORT

Eighty-four land trusts count a total of 114,800 Pennsylvanians as financial contributors, with a median of 1,367 supporters. Six national land trusts count 49,619 Pennsylvanians as financial contributors.



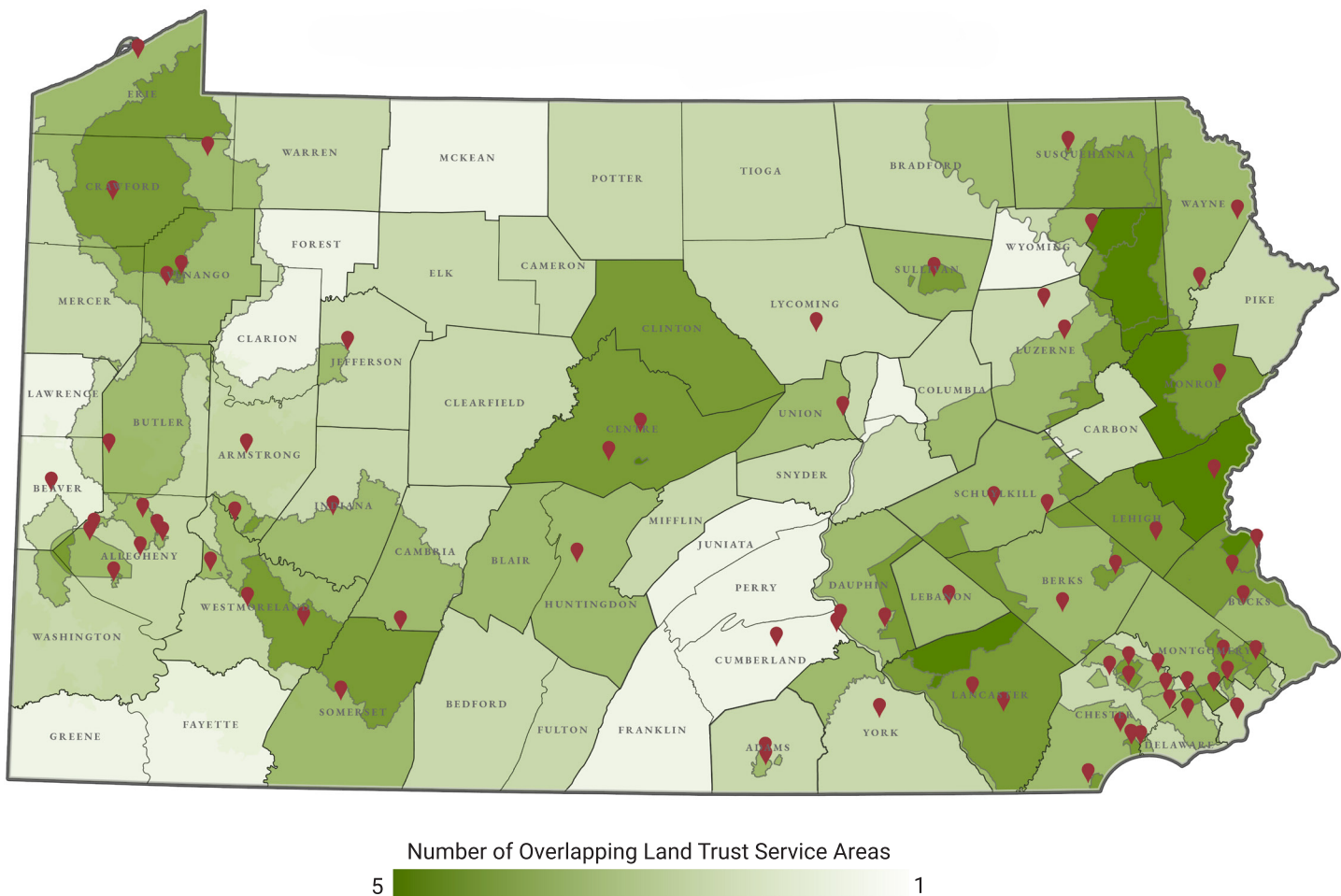
# STAFFING

Land trusts employ the equivalent of 774 full-time jobs for Pennsylvanians.



# PENNSYLVANIA LAND TRUST HEADQUARTERS AND SERVICE AREAS

The local headquarters of national land trusts are indicated on the map; their service areas are not.



## CONSERVATION LAW PROGRAM

WeConservePA's Conservation Law Program helps land trusts and local governments as well as other nonprofits with legal questions and issues. The Program, led by Justin Hollinger, Esq., WeConservePA's director of conservation law, includes:

- **Consultation:** The staff and volunteers of land trusts, local government open space programs, environmental advisory councils, and other organizations working to conserve land and provide outdoor recreational opportunities may contact the Program to consult on their issues and obtain general legal information.
- **Direct Representation:** For a modest number of qualifying conservation organizations, the Program offers direct client services. Assistance may include direct legal advice, transactional representation, document review and drafting, and help with other project and organizational matters. (WeConservePA does not seek to supplant attorneys assisting organizations in conservation matters but recognizes that gaps exist in local services and expertise.)

Learn more at:  
[weconservepa.org/conserves-land](https://weconservepa.org/conserves-land)



# MODEL DOCUMENTS AVAILABLE AT THE WECONSERVEPA LIBRARY

WeConservePA develops and maintains model documents to help nonprofits and governments be efficient and effective. The models—most accompanied by commentaries rich with explanations and optional and alternative provisions—are the products of extensive research, scrutiny by legal professionals, real world testing, and user feedback.

## Conservation Easements

### Grant of Conservation Easement and Declaration of Covenants

Shaped by numerous cycles of practitioner review and continuing user feedback, no easement document in the nation has undergone greater public scrutiny and testing. A hundred pages of commentary accompany the model.

### Grant of...Easement...for Riparian Buffer Protection

An easement tailored for riparian buffer projects.

### Conservation Easement Donation Agreement

Spells out the terms for donating and accepting an easement.

### Stewardship Funding Covenant

Structures and guarantees payments for easement stewardship.

### Policy for Conservation Easement Amendment

Provides a framework for responsible decision-making.

### Amendment of Grant of Conservation Easement

For use when making relatively simple changes to an easement document.

### Assignment of Grant of Conservation Easement

For transferring an easement to another organization.

### Compliance Statement

For assuring buyers and lenders of eased land.

## Other Real Estate Documents

### Grant of Purchase Option

Creates the right but not the obligation to purchase land or easements.

### Grant of Right of First Offer

Ensures that the landowner will first offer the property to the grantee before others have an opportunity to purchase.

### Grant of Right of First Refusal

Gives the grantee the opportunity to match any offer from a prospective buyer.

### Consent, Non-Disturbance, and Subordination Agreement

Protects easements from extinguishment due to bank foreclosures and supports claims for tax benefits.

## Providing Access

### Trail Easement Agreement

The document of choice for most trail projects.

### Grant of Trail Easement

A short form to use when brevity is crucial.

### Trail License Agreement

Gives landowners the flexibility to allow a trail while ensuring that no long-term obligation is established.

### Grant of Fishing & Boating Access Easement

Ensures public access for fishing and/or boating.

### Grant of Access Easement for

### Environmental Stewardship

Ensures access to undertake AMD remediation or other environmental restoration and stewardship projects.

## Tools Specific to Local Government

### Declaration of Public Trust

Provides local governments a tool to unambiguously and permanently dedicate land to public recreation and open space purposes.

### Declaration of Public Trust for Conservation Easements

Provides the means to ensure the durability of conservation easements held by local government.

### Maintenance and Operation Agreement

Helps local governments and private recreation groups establish partnerships for providing recreational opportunities on public lands.

### Riparian Buffer Protection Overlay District

Helps local governments draft practical, science-based, legally enforceable regulations to protect riparian buffers.

## Other Models

### Release of Liability Form

Having participants in an organization's activities sign a well-crafted release form is a major step for managing risk.

### Permission for Encroachment

Provides a tool for an organization to permit a neighbor to continue encroaching on its land without risking loss of ownership through adverse possession or incurring liability due to injuries or property loss.

# GUIDES AT THE WECONSERVEPA LIBRARY

## Real Estate Transactions

Authorization of Real Estate Transactions: Rules and Processes for Nonprofits  
 Closing: Finalizing the Real Estate Transaction  
 Costs of Due Diligence in Conservation Acquisitions  
 Gift of a Future Interest in Real Estate: Reserved Life Estates Keep Owners in Control During Their Lifetimes  
 Management of the Document Preparation Process  
 Options to Sell  
 Pre-Existing Mortgages in Easement Transactions: Using Non-Disturbance and Subordination Agreements to Prevent Extinguishment and Comply with Tax Law  
 Purchase and Sale Agreements for Conservation Projects: Guidance and Sample Provisions  
 Purchase Options: Gaining the Right Without the Obligation to Acquire Property Interests  
 Realty Transfer Tax Exclusions for Conservation-Related Transactions in Pennsylvania  
 Reversionary Interest  
 Right of First Offer and Right of First Refusal  
 Solar Energy Development and Land Conservation  
 Trail Easements  
 Using a Deed Restriction to Protect Land: A Path for When Neither a Land Trust Nor Government Can Help

## Conservation Easements

Adding to Land Under Conservation Easement  
 Addressing Climate Change and Carbon Sequestration in Conservation Easements  
 Amend OR Amend and Restate: Matching Approach to Situation When Making Changes to a Conservation Easement  
 Beneficiaries and Backup Holders: Providing Third Parties with Rights but Not Responsibilities Regarding Conservation Easements  
 Carbon Rights and Assignment of Carbon Credit Sale Proceeds  
 Co-Holding Conservation Easements: Considerations for Good Management and Conservation Outcomes  
 Conservation Easements  
 Conservation Easements: A Guide for Private Landowners  
 Conservation Easements in Court: A Review of Conflicts and Litigation Outcomes in

Pennsylvania  
 Compliance Statements  
 Costs of Conservation Easement Stewardship  
 Deed Restriction Versus Conservation Easement  
 Delineating Conservation Easement Boundaries and Protection Areas  
 Drafting an Amendment and Restatement of a Grant of Conservation Easement  
 The Durability of Conservation Easements: Favorable Law and Committed Holders Ensure Lasting Conservation  
 Estoppel Certificates  
 Farm Preservation Options for Landowners: Government and Private Approaches to Conservation Easements in Pennsylvania  
 Guidelines for Conservation Easement Amendments, Waivers, and Letters of Interpretation  
 Guide to the Conservation and Preservation Easements Act: Pennsylvania Act 29 of 2001  
 The Intersection of Carbon Offsets and Conservation Easements  
 Legal Considerations in Amending Grants of Conservation Easement  
 Model Conservation Easement  
 The Nature of the Conservation Easement and the Document Granting It  
 Not a Charitable Trust: The Conservation Easement in Pennsylvania  
 Not a Public Trust: The Land Trust-Held Conservation Easement in Pennsylvania  
 Recordkeeping for Conservation Easement Stewardship  
 Riparian Buffer Protection Agreement  
 Who Has Standing? Conservation Easements in Pennsylvania Courts  
 Who May Get Involved in Conservation Easement Management Matters? A Consideration for Amendment of Pre-June 2001 Easements  
 Working Forest Conservation Easement: A Property Rights-Based Tool for Conservation  
 Your Loss Is Not My Benefit; Your Gain Is Not My Detriment: The Tenuous Link Between Value to Landowner and Value to Conservation in Easement Transactions

## Conservation Finance

Bridge Loans for Conservation Purchases: Borrowing from Revolving Loan Funds  
 Crowdfunding for Land Trusts  
 Donation Agreements  
 Donation of Stock and Other Securities  
 Donation by Will: Options and Issues Regarding

Gifts of Cash, Land and Other Property  
 Funding Conservation Easement Stewardship: Your Role as the Land's Owner and Conservation Champion  
 Installment Agreement  
 Legal Considerations for Stewardship Funding Arrangements: Binding Present and Future Owners to Present Promises  
 Making Restricted Gifts: Impacts of Restrictions on Charitable Tax Deductions  
 Optimizing Direct-Mail Fundraising Appeals: Letters, Envelopes, Follow-Up, and Digital Integration  
 Pennsylvania Local Governments May Support Land Trusts  
 Planned Giving  
 Referendum to Authorize a Tax or Bond for Conservation  
 Restricted Gifts: Considerations in Accepting, Managing, and Soliciting Gifts for a Specific Purpose  
 Seller Take Back Financing  
 Stewardship Funding Arrangements: Options for Financing the Obligations of Conservation Easement Holders

## Land Use Regulation & Development Design

Agricultural Protection Zoning  
 Community Visioning  
 Conservation by Design  
 Don't Regulate Rooftop Solar Without Compelling Cause  
 Lighting Ordinance  
 Local Regulation for Historic Preservation  
 The Official Map: A Handbook for Preserving and Providing Public Lands and Facilities  
 Local Land Use Planning and Controls in Pennsylvania  
 Public Dedication of Land and Fees-in-Lieu for Parks and Recreation in Pennsylvania  
 Restricting Development to What Is Approved in a Subdivision and Land Development Plan  
 Riparian Buffer Protection via Local Regulation  
 Sign Ordinance  
 Steep Slope Ordinance  
 Street and Sidewalk Design  
 Traditional Neighborhood Development  
 Traffic Calming  
 Transfer of Development Rights  
 Tree Ordinance  
 Urban Growth Boundary  
 Zoning for Solar and Wind Energy Systems



## Reducing Liability

Indemnity Agreements and Liability Insurance:  
Protection from Claims Brought by Third Parties  
Guide to Pennsylvania's Recreational Use of Land and Water Act: A Law Limiting the Liability of Those Who Open Their Land to the Public  
Overview of Pennsylvania's Recreational Use of Land and Water Act  
Reducing Liability Associated with Public Access  
Release of Liability Form: A Tool to Reduce the Risk of Claims for Personal Injury or Property Loss  
Separate Entity to Hold Riskier Properties  
Statutory Protection from Liability Related to Public Access: Pennsylvania Law Supports Opening Land to the Public

## Land Stewardship & Management

Adverse Possession in Pennsylvania  
Costs of Owning and Operating Preserves  
Creating Sustainable Community Parks\*  
Eminent Domain and Conserved Land in Pennsylvania  
From Lawn to Meadow: Protect Water and Provide Habitat While Saving Money  
GPS (Global Positioning System)  
Invasive Species Management Programs  
Permits for Events, Hunting, Camping, and Other Uses of Conserved Land  
Prescribed Fire  
Property Tax Exemption for Preserves, Parks, Trails, and Other Conserved Lands  
Responding to an Encroachment: Oust or Give Permission with Conditions  
Tree Law in Pennsylvania

## Operations

Collaborative Opportunities for Land Trusts  
Commission-Based Compensation for Fundraising  
Effective Nonprofit Email Newsletters  
Endowments and More  
Elections and 501(c)(3) Organizations  
Hiring and Managing Interns  
Investment of Nonprofit Financial Assets  
Land Trust Accreditation  
Land Trust Merger Case Studies  
Land Trust Standards and Practices  
Lobbying Rules and 501(c)3 Organizations  
Merger: An Introduction for Conservation Organizations  
Nonprofit Name Change

Planning a Site Visit with Your Legislator  
Social Media Basics for Conservation Organizations  
Succession Planning for Nonprofits  
Trapped in a Contract: Don't Get Burned by Evergreen and Automatic Renewal Clauses  
Volunteers: Guidance for Recruiting, Training, Managing, and Retaining Unpaid Workers

## Recreation

Multi-Municipal Partnerships for Recreation & Parks  
Nature Play: Nurturing Children and Strengthening Conservation through Connections to the Land  
Other Power-Driven Mobility Devices on Trails and Areas Open to Pedestrians: Creating and Implementing Policies for Accessibility and Compliance with the Americans with Disabilities Act  
Outdoor Access and Programs: Land Trusts Connecting People to Nature  
Promoting Walking for Wellness  
Public Access Policies and Practices for Land Trust Lands: Survey Results in Pennsylvania  
Trails for All People: Guidance for Accessibility and Inclusive Design

## Landowner Incentives

Agricultural Conservation Easement Purchase Program: A Pennsylvania Tool for Preserving Farmland  
Agricultural Security Areas: Protecting Farms from Condemnation and Unreasonably Restrictive Ordinances  
Clean and Green: Pennsylvania's Preferential Tax Assessment Program  
Reducing Federal Estate Tax: A Conservation Easement Benefit for Large Estates  
Reducing Pennsylvania Inheritance Tax  
Federal Tax Deductibility of Conservation Easement Donations

## Conservation Benefits & Challenges

Economic Benefits of Biodiversity  
Economic Benefits of Land Conservation  
Economic Benefits of Parks  
Economic Benefits of Smart Growth and Costs of Sprawl  
Economic Benefits of Trails  
Impacts of Natural Land Loss on Water Quality  
Why Preserve Farmland?

## Analytical Tools

Build-Out Analysis: Projecting the Impact of Current Law on Future Development  
CommunityViz®  
Cost of Community Services Studies  
Development Threat Analysis  
Floristic Quality Assessment  
Pennsylvania Natural Heritage Program  
Prioritization of Conservation Resources

## Local Government Non-Regulatory Tools and Matters

Ensuring the Permanence of Parks and Other Public Open Space: Safeguards for Lands Entrusted to Local Government  
Environmental Advisory Council: A Versatile Arm for Pennsylvania Local Government  
The Environmental Advisory Council Handbook: Guidance for Establishing and Operating EACs in Pennsylvania  
Open Space Program Handbook: Considerations, Practices, and Pointers for Local Governments in Pennsylvania  
Parks in Perpetuity: The Protections Provided to Parks and Other Public Open Spaces Under Pennsylvania Law

## Miscellaneous

Biodiversity  
Bird Research and Conservation  
Climate Change and Land Conservation  
Community Gardens  
Green Burial  
How Pennsylvanians View Government Funding of Conservation: An Overview of Polling and Voting Results  
Model Documents Overview  
National Poll Results: How Americans View Conservation  
Polls Show Pennsylvanians Support Environmental Protection  
The Science Behind the Need for Riparian Buffer Protection  
A Scientific Foundation for Shaping Riparian Buffer Protection Regulations  
What is a Land Trust?  
What is Conservation?  
Working with Nature to Manage Stormwater

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## UPCOMING EVENTS

### **Declarations of Public Trust: Clear Intentions and Strong Protection**

August 22 Virtual

### **EAC Fall Gathering**

October 5

Temple University, Ambler 580 Meetinghouse Rd, Ambler, PA

### **Conservation Easement Seminar**

October 17

Western Pennsylvania Conservancy 800 Waterfront Drive, Pittsburgh, PA

### **LandScape Users Group**

October 22 Virtual

### **Property Review: Selection Standards and Criteria**

October 29 Virtual

### **Resurrecting a Native Trail Landscape**

November 7 Virtual

### **Pass-Through Projects: A Land Conservation Roundtable**

November 19 Virtual

**Register for these events and more at**  
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