

Split Receipt

Split receipting (partial gift) is applicable when the landowner transfers ownership to ACRE, receives part of the certified value as a financial payment and a charitable receipt for the value of the ecological gift. In the case of the split receipt, the land must follow the same procedures as a straight ecological gift, including applying for the land to be assessed as ecologically sensitive and establishing an independent certified financial value of the property.

Benefits of Split Receipt

You receive both a capital gain and a tax receipt.



Action Chelsee for the Respect of the Environment

There are many other less common conservation options that are not described in this brochure due to limited space. Want to know more?

Contact ACRE:

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819-921-4092

Check our website: <https://acrechelsea.qc.ca>

The information provided on these pages is not intended to be a substitute for professional advice. ACRE strongly advises you to seek advice from your lawyer and financial advisor before making any decision concerning your property.



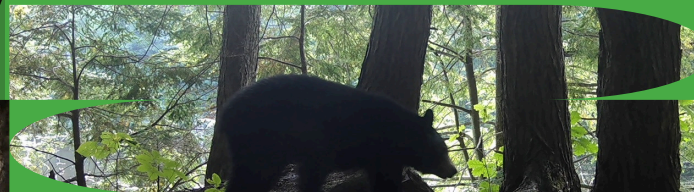
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Photo credit: Gregoire Crevier

Land Conservation

Are you interested in permanently protecting your land for nature conservation? Do you live in the Municipality of Chelsea or any other municipality that is located next to Gatineau Park? This brochure outlines some conservation options available to you and the benefits of each option. Your choice of options will depend on many things, including the ecological value of your property, your tax situation, and the extent to which you want to be directly involved in taking care of your land.



64 chemin Juniper, Chelsea, Québec, J9B 1T3



Selling Land

By selling your property to ACRE, you ensure that the land will be protected in perpetuity by a land trust. As with any land sale, the price is negotiated between the buyer and the seller. In most cases this involves obtaining an independent valuation of the property done by a certified appraiser.

Benefits of Selling Land

- ✓ The land is put into permanent protection as a private protected area, owned, and managed by ACRE.
- ✓ You are no longer responsible for the corresponding annual taxes.
- ✓ Immediate financial return from the land sale.
- ✓ The land is still open to use to enjoy nature.



Donating Land – Ecological Gift Program

An ecological gift is a donation of ecologically sensitive land to ACRE, a qualified recipient of Ecological Gifts certified by the Federal Minister of the Environment. ACRE assists with the process, which has two main steps. First, in Quebec, the land must be certified as ecologically sensitive by Ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs (MELCCFP). ACRE has expertise to assess a property's ecological value and can help prepare a submission. When the land is approved as ecologically sensitive, the MELCCP issues a Visa Fiscal. Second, the financial value of donated land under the Ecological Gift Program is first established by a certified independent evaluator. This financial evaluation is subject to a review by Environment and Climate Change Canada (ECCC) who approves the financial value. Once the lands are transferred to ACRE, ACRE then issues a charitable receipt.

Benefits of Donating Land through EcoGift Program

- ✓ You get more for your donation: capital gain taxes on disposition of the land can be reduced or eliminated.
- ✓ Your donation is a charitable gift: a tax credit at the rate of 15% is applied to the first \$200 of the total gifts for the year and 29% or 33% is applied to the balance (rates as of 2019). In Quebec, a reduction in federal tax payable will also reduce provincial tax.
- ✓ Your charitable gift can be used against your taxes for more than one year: the income tax deduction for the value of the land can be applied to 100% of the annual taxable income, and this can be carried forward for up to 10 years.

Selling or Donating a Servitude

A servitude, which is also called conservation agreement or conservation easement, is a legal agreement between a landowner and ACRE whereby certain rights (such as the right for future property development) are relinquished and certain uses are restricted for the purpose of ensuring the protection of the land. The land remains in your private ownership.

Benefits of a Servitude

- ✓ You can sell the land or pass it on to heirs, and the servitude is transferred as part of the deed.
- ✓ You continue to own and use the land, within the limits of the servitude.
- ✓ When you are selling a servitude, you can receive a financial benefit. This benefit is subject to negotiation and the value can be established by a certified, independent evaluator.
- ✓ When a servitude is donated, capital gain taxes on the land can be eliminated and there can be significant tax benefits (please see benefits in the Section Donating Land – Ecological Gift Program).