

Why are forests and trails in Connecticut threatened?

Connecticut is a highly suburbanized state with large regions of metropolitan sprawl leaving few areas for the conservation of valuable forest and trail resources. Today, a large percentage of forest tracts throughout the state and the Blue-Blazed Hiking Trail System are not permanently protected.

When property ownership changes, parcels are most vulnerable to development, which fragments forest and trail connectivity, disrupts wildlife corridors, and creates long road walks and possible trail closures. This fragmentation threatens the many wonderful benefits forests and trails provide including scenic views, access to free exercise, wildlife habitats, and a wealth of community benefits.



Who is the Connecticut Forest & Park Association (CFPA)?

CFPA is a private non-profit organization dedicated to protecting forests, parks, walking trails, and open spaces for future generations by connecting people to the land. Since 1895, CFPA has effectively facilitated the conservation of forests and the creation and preservation of hiking trails throughout Connecticut.

Today, CFPA acts as a land trust protecting over 2000 acres of land and 7 miles of trails through fee ownership and conservation restrictions.



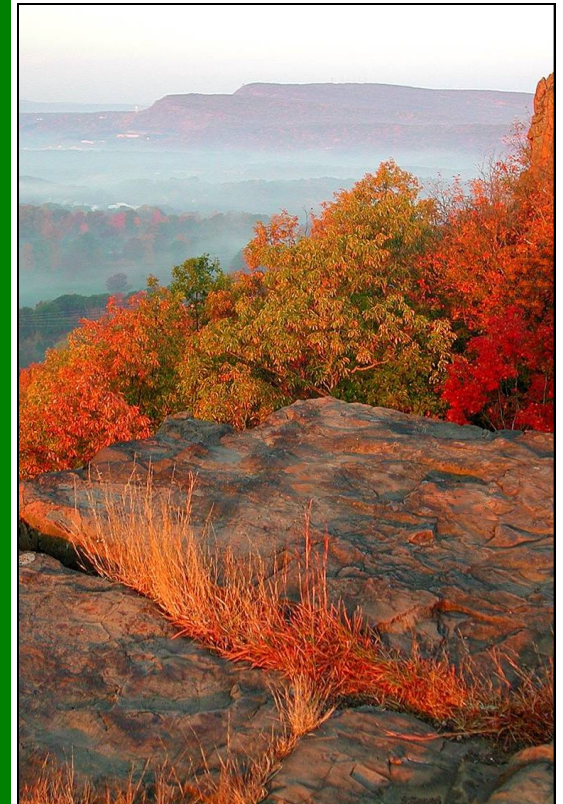
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Protect Your Land:

Landowner's Guide to Forest & Trails Conservation



**Connecting People to the Land
Conserving Connecticut**

How can you protect forests and trails on your land?

Three Main Protection Tools:

1. Fee Simple Transfer – donate or sell all rights, title, and interest in your property.

- Relatively simple
- Permanent protection
- CFPA manages land
- Potential tax deductions / incentives



2. Conservation Restriction – donate or sell development rights to your property

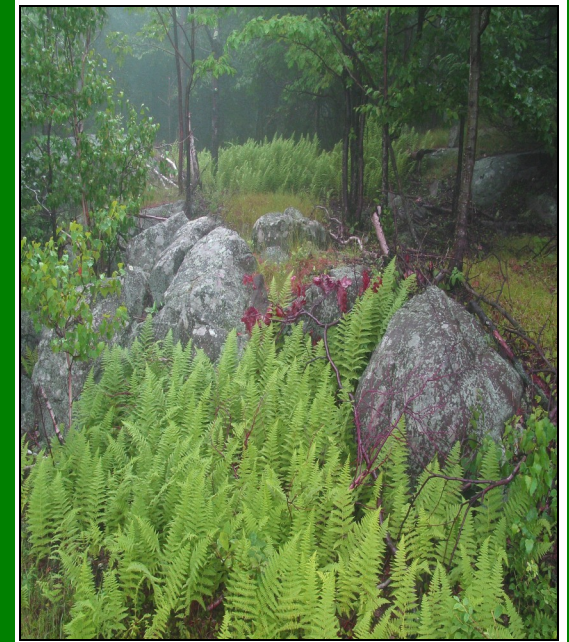
- You retain ownership
- Reduces estate & property tax base
- You may qualify for income tax deduction
- Permanent, but flexible



3. Trail Conservation Restriction – donate or sell development rights to the trail corridor on your land

- You retain ownership
- You may qualify for income tax deduction
- Permanent, but flexible

**Contact us to discuss
your options!**



What if your land has limited conservation value?

- Donate land without conservation values to be sold to raise money for CFPA's land acquisition or conservation work
- Donate money to acquisition & stewardship funds like CFPA's Hibbard Trust for Land and Trails to support land protection & management in the future
- Advocate for conservation policies and funding at the local, state, and federal levels
- Get involved with your local land trust, conservation commission, & CFPA
- Educate your family, friends, and neighbors about the value of land protection for Connecticut