



Policy 11D: Landowner Relations Policy

Standard 11D, 2017 Land Trust Alliance Standards and Practices

Board Approved: June 13, 2016
Board Revision Approved: April 12, 2022

PURPOSE

The purpose of this policy is to establish effective relationships with the owners of conservation easement properties, ensuring their understanding of the properties' legal protections and ecological values. This policy outlines requirements for accompanying procedures, so that they align with Land Trust Alliance **Standard 11D:**

11D. Landowner Relationships

- 1. Maintain regular contact with owners of conservation easement properties to maintain relationships and avoid potential easement conflicts*
- 2. Establish systems to track changes in land ownership*
- 3. When the property changes hands, attempt to meet with the new owner or property manager and provide information in writing about the conservation easement and the land trust's stewardship policies and procedures*

INTRODUCTION

Everything that the Upper Peninsula Land Conservancy (UPLC) does depends on landowner relationships and the community it serves. UPLC understands that establishing a conservation easement or donating a property are voluntary and only works with willing landowners. UPLC understands that landowners of conservation easement properties who acquired the property after the easement was established are more likely to have violations.



REFERENCES

Please refer to the accompanying Procedure, [Procedure 11D: Landowner Relations](#), for guidelines regarding execution of this policy.

POLICY

Summary:

It is the policy of the UPLC to act in partnership with landowners of conservation easements and the donors of fee lands (preserves and reserves). It is the policy to strive to maintain credibility and trust, provide proactive communication, and always be respectful and as helpful as possible, even when its response or decision is counter to the landowner's wishes. UPLC will make an effort to meet the landowner's needs, in concert with the Mission, Project Selection Criteria Policy, and other UPLC policies and procedures.

As partners with landowners, UPLC relations are based on the assumption that the landowners know more about their property than anyone else, and the landowners' actions are done in good faith. All landowner contacts and negotiations should be based on these assumptions, unless and until it is proved otherwise.

The UPLC Executive Director will develop, manage, and strive to follow Landowner Relation Guidelines.



Landowner Contacts

It is the policy of UPLC to ensure that all parties clearly understand their roles, rights, and responsibilities in granting and accepting the conservation easement, and in the future use and management of the properties under UPLC ownership (fee lands). Landowner communication is maintained on an annual basis through monitoring communications regarding conservation easements held by UPLC. Donors of preserves or reserves are contacted periodically when topics arise regarding the properties to keep them informed, to seek their viewpoints, and to maintain goodwill.

Changes in Ownership

Changes in ownership are tracked through property monitoring, including through annual contact with property owners. Monitoring reports are filed in hardcopy and digital formats by property name.

Communications with new Landowners

It is the policy of UPLC to provide proactive written communication with new conservation easement landowners as soon as it is known that there has been a change in ownership. Where requested, UPLC shall provide the opportunity to discuss the provisions of established conservation easements with prospective owners.

REVISIONS

This policy should be reviewed by the Stewardship Committee on a biannual basis. Any amendments must be approved by vote of the Board of Directors (Board) and will require a simple majority vote to be changed.



This policy may be amended or repealed, and new related policies may be adopted, from time to time by the Board , except that no change in the policies will affect obligations accepted by UPLC for funds or properties donated prior to the change, unless such change is approved in writing by the donor or donors of such properties, interests, or funds.

The Board may make reasonable exceptions to the policy in particular cases by Board vote with simple majority, and will document the reasons accordingly in the minutes of the meeting where the decision was made and copies will be placed within the appropriate files in accordance with Recordkeeping policies.