



Preservation Easement Preservation Forsyth Gets a New Tool in their Toolbox

What is an Easement?

A preservation easement is a partial interest in property, which may contain protective covenants or restrictions and which is conveyed by a recorded deed. An easement can be donated on a building façade, a buildings' interior or an open space. The easement runs with the land in perpetuity, and remains in place with each succeeding owner. While the owner donates a partial interest in the property, they and all succeeding owners, retain complete use of the property, while protecting the building from changes that may occur in the future.

Why is an Easement Important?

Easements help to protect an historic building, as well as historically important natural areas in perpetuity. The easement prevents a building or site from being changed or demolished without the permission of Preservation Forsyth who holds the easement. Easements are the best method to protect your historic structure or site in the future.

What Properties Are Eligible?

Properties must be a structure or site historically significant for its architecture, archaeology or historical associations, or individually listed on the National Register of Historic Places or lie within a National Register Historic District and be certified by secretary of Interior as contributory or constitute a "historically important land area." Only properties that are listed on the National Register of Historic Places are eligible for tax benefits.

Are there Any Restrictions?

Once an easement is granted on a property, and it is recorded with the Register of Deeds, the owner can continue to live in the property and enjoy it, as well as sell, lease or convey it subject to the easement.

Extra material

Properties eligible for easement donation include agricultural, industrial, commercial and residential structures, and historically important landscapes

For more information contact George Edwards at Preservation Forsyth, info@preservationforsyth.org.