**Policy 4.1 Execution of Intent and Responsibilities**

**Committee Responsible**: Stewardship Committee

**Adopted**: **[DATE]**

**Amended**: **[DATE]**

**Purpose**

The Land Trust will seek to understand and document the grantor or donor’s wishes for the use of fee or easement land at the time of the transaction and will abide by their intended purposes for its future protection or management.

**Policy**

1. It is the intent of the Land Trust to comply with donor’s or grantor’s wishes whenever possible. The Land Trust will also balance the wellbeing of the organization and long-term resource protection goals with the wishes of land donors. The appropriate management or disposition of a piece of property may change over the course of time and the Land Trust reserves the right to modify such use of the land if it will maximize the public benefit. It will do so with the objective of meeting the donor’s or grantor’s intent as closely possible.
2. In certain instances, the Land Trust will deem it reasonable to accept properties with deed restrictions. In these instances, the Stewardship Committee will review the restrictions to ensure the longer-term viability of managing such restrictions.
3. The Land Trust reserves the right to transfer the land it owns—including transferring conservation land to other conservation organizations or public agencies or conveying the easements they hold to other qualified organizations.
4. The Land Trust will maintain written documentation, including correspondence and memoranda of understanding, and to clarify the relationship of all parties to each other and to the land. Conservation easements will be drafted to articulate clearly the roles, rights and responsibilities of all parties. The Land Trust will review respective roles, rights and responsibilities with landowners when the easement is originally granted and from time to time thereafter.
5. If the Land Trust enters into a lease, licensing or management agreement, all parties must understand their respective rights, roles and responsibilities, and those understandings must be clearly stated in writing in leases and contracts. This will be coordinated with the Stewardship Committee.
6. The Land Trust will maintain its properties in a manner that retains the Land Trust’s public credibility, manages community expectations and minimizes risk.