

Choose your own Easement Adventure – RCPP Easements

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Step 1: Conservation Value Statement

- What is the purpose of your program?
- What are is the goal of the easement?

This will guide how your easement is managed in perpetuity

Examples:

Protect, restore and enhance wetlands which have been previously degraded due to agricultural uses

Protect croplands and grasslands on working farms and ranches by limiting non-agricultural uses of the land

Step 2: How Restrictive

Highly Restrictive

- For the Protection of Conservation Values
- Similar to WRE

Moderately Restrictive

- For Conservation Use
- Similar to ALE Grasslands, HFRP, GRP

Minimally Restrictive

- For Working Lands/Agricultural Use
- Similar to ALE general

Must be selected prior to proposal submission and expressly included in project proposal

Step 3: Easement Holder

Entity-Held Easement

Acquired and held by an eligible entity.

- Does not need to be held by the lead partner in the RCPP proposal but the entity holding the easement must be named in the proposal

US-Held Easement

Acquired and held by the United States through USDA NRCS

Entity Held Easements

With US Right of Enforcement

- RCPP cost-share available for up to 50% of the value of the easement
- Additional cost-share available for up to 25% of the value of the easement if the resulting transaction will result in the purchase of an easement on lands owned or being purchased by a Historically Underserved landowner producers
- Non-federal match is required and can include partner funding, landowner donation or both
- Partner(s) must pay for required due diligence activities for acquiring easement
- NRCS RCPP funds can pay for the cost of the easement itself, costs for NRCS-procured technical appraisal review, and NRCS-procured database search and CANNOT be used for any other purpose

Without US Right of Enforcement

- Only option if proposal is an Alternative Funding Arrangement (AFA)
- RCPP cost-share available for up to 25% of the value of the easement

US Held Easements

- RCPP funds pay landowner up to 100% of the easement value
 - A partner may pay a landowner additional compensation for an easement conveyance to NRCS
- Only partner in-kind or cash contributions from sources other than the landowner may count towards partner contributions
- RCPP NRCS funds can pay for the cost of the easement itself, acquisition-related costs (appraisal, survey, due diligence, title and closing services), and restoration implementation costs

Easement Valuation

Easement value generally determined through a before and after appraisal

Alternative valuation methods may include the use of area wide market analysis or other market area valuations, existing partner appraisal processes, or other industry approved valuation methods. The proposal should include how the alternative method will establish the easement value. Prior to proposal submission, an applicant interested in using an alternate valuation easement method must first consult with the relevant RCPP coordinator and the Easement Programs Division valuation team at NRCS.NationalAppraisers@usda.gov. The proposal must include how the alternative valuation methodology is appropriate and feasible for the lands and easement types targeted for enrollment.

Questions?

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