

The future of YOUR FOREST

**SELLING AND DONATING YOUR
FOREST FOR CONSERVATION**

FREQUENTLY ASKED QUESTIONS

We're here to answer any questions you have about selling or donating your land. Here are some common questions we get:

WHY COMMUNITY FORESTS INTERNATIONAL?

There are several excellent conservation organizations in the Maritimes. Who you sell or donate to depends on your goals—we're a good fit for landowners who support long-term protection with active and adaptive stewardship.

WHAT ABOUT MY HOUSE?

We typically work with landowners to sever any buildings or farmland from a forest property before purchase.

WILL YOU CUT ANY TREES?

We often conduct light harvests in our forests to keep them healthy and resilient.

Get in touch

Please get in touch to learn more about selling or donating your land.

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CHARITY REGISTRATION
841459423RR0001



WHAELGHINBRAN FOREST

Susan Tyler and Clark Philips passed on their 705-acre forest to Community Forests International in 2012.

SUSTAINING YOUR LEGACY

The outmigration of young people and poor markets leave a significant gap in forest stewardship in the Maritimes, which forces many landowners to clearcut their forests for income to retire—or sell their land to someone who will.

If you have stewarded your forest with care, the prospect of having the land cleared can be devastating. This is a gap Community Forests International can fill: we purchase and receive forests for long-term conservation and sustainable management.

Selling or donating your property can be very difficult, especially if it holds cherished family history. Many of us are forest owners ourselves and we understand the connection a person has with their land. That's why we take our stewardship role so seriously, and we're here to walk you through the different options.

SELLING & DONATING LAND

We purchase and receive properties that have forest cover that is at least **80 years old**; contain at least **50 acres**; and have had only had **light-to modest cutting**. We prefer forests that are dominated by long-lived shade-tolerant species, and generally hardwoods are better than mixedwoods, and both are preferable to softwoods.

As a charity, we are able to offer some tax benefits. If a property meets our needs, these are the different options for land purchase or transfer that we offer.



Robena Weatherley transferred stewardship of her 350-acre forest to Community Forests International in 2018.

Option 1 SELLING YOUR LAND

Community Forests International will make an offer, and once we come to an agreement on price, it's like any other land transaction: we each engage lawyers and we each pay our separate costs related to the transaction.

There are no tax benefits with this option, but there is a choice of paying for the property in one lump sum or in installments over a time. This is known as a reverse mortgage and can be beneficial to both the seller and the buyer; it helps with Community Forests International's cashflow, and the landowner can spread the income of the sale over more than one year, which can be beneficial for income tax reasons!

Option 2 CHARITABLE TAX RECEIPTS

This scenario requires the landowner to be willing to sell the property for less than 80% of its fair market value, thereby donating the balance in the form of land. This triggers a charitable tax receipt for the balance.

This option requires an appraiser to determine the fair market value of the property. Before we undertake that expense, we will ask you to sign a Letter of Intent, which describes an agreement to sell based on the value determined by the appraiser. This document is not legally-binding, but it provides some assurances that everyone is acting in good faith. This option is also how we accept and process full donations of land.

Option 3 ECOLOGICAL GIFTS

If the property is ecologically sensitive, it's probably eligible to be transferred (through a similar pathway as Option 2) via the Federal government's Ecological Gifts program.

The program is complex, but in addition to producing a charitable tax receipt for any donated portion of the land, it also applies a capital gains tax rate of 0% to the property (i.e. you will not pay any capital gains). This program is best discussed with an accountant; its benefits depend on your personal financial situation.

For more information on Ecological Gifts:
<https://www.canada.ca/en/environment-climate-change/services/environmental-funding/ecological-gifts-program.html>