

Michigan  
Historic Preservation  
Network



*assessments*

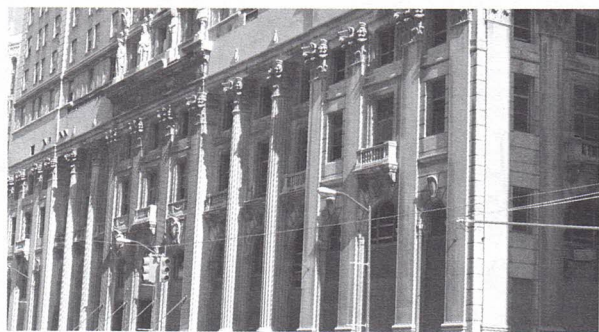
# MHPN Easement Program and Goals

- ▶ protects significant historic resources by accepting and administering preservation easements.



- ▶ educates the general public about the individual and community benefits of preservation easements.
- ▶ assists the organization in achieving its mission by providing permanent legal protection of significant historic properties across Michigan.

Owners of historic properties devote considerable time, effort, and expense to restoring and maintaining the architectural details and historic character of their properties. Preservation-minded owners often worry that their properties will not be properly protected or maintained in the future by subsequent owners. For property owners looking to permanently protect their historic properties, one of the most effective legal tools available is the preservation easement.



## **Preservation Easements**

A conservation easement for historic preservation, commonly called a "preservation easement" is a private legal interest conveyed by a property owner to either a preservation organization or a government entity.

The decision to donate a preservation easement is almost always voluntary; however, once made, it binds both the current owner and future owners to protect the historic character of the property subject to the easement.

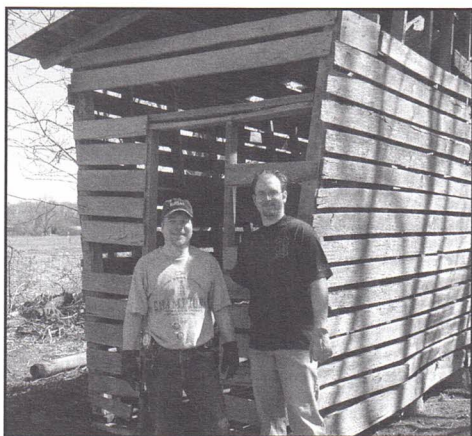


# Benefits of Preservation Easements

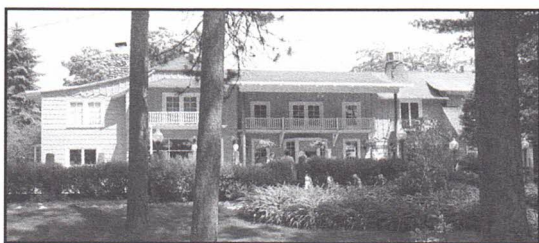
You can permanently protect and maintain the historic and architectural character of your property forever.

A preservation easement may also qualify for a federal charitable contribution deduction. Under Section 170(h) of the Internal Revenue Code, a donor of a qualified conservation easement is entitled to a charitable contribution deduction in the amount of the appraised value of the donated easement.

In addition, a donor may choose to combine the deduction with either the 20% or 10% tax credit under the Federal Historic Preservation Tax Incentives Program.



Lastly, historic rehabilitation, preservation, and maintenance have substantial economic impact statewide. Historic preservation has added more than \$2 billion to Michigan's economy since 1971. In addition to creating jobs, historic preservation raises property values and promotes investment in communities, large and small.



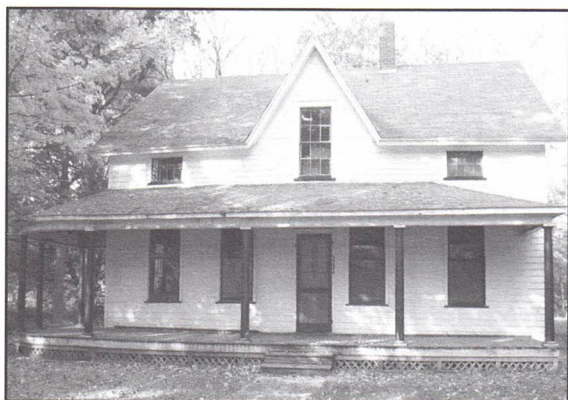
## **Does Your Property Qualify?**

Eligible property includes historically important acreage, as well as agricultural, industrial, commercial, and residential structures if they are listed or eligible for listing on the National Register of Historic Places. A property is also eligible if it is located within a National Register Historic District or has local architectural or historic significance.

## **For More Information**

Please contact the Michigan Historic Preservation Network at:

517-371-8080  
or visit us at  
[www.mhpn.org](http://www.mhpn.org)



The MHPN recognizes that owners of historic properties devote considerable time and expense preserving the architectural details and historic character of their properties.

The MHPN's preservation easement program provides permanent legal protection of significant historic properties across Michigan.



**Michigan Historic Preservation Network**

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