



MICHIGAN HISTORIC PRESERVATION NETWORK

Preservation Easements

An Easement is a legal instrument or contract between a property owner and the Michigan Historic Preservation Network whereby the owner grants a portion of or interest in, the property rights to MHPN. The MHPN's Preservation Easement program provides permanent legal protection of significant historic properties across Michigan.

A Preservation Easement is the best way to protect a building against future demolition. Listing a building in a local historic district or on the National Register of Historic Places DOES NOT prevent demolition.

Property Eligibility	<ul style="list-style-type: none">• Eligible property includes historically significant acreage and agricultural, industrial, commercial, and residential structures if 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.
Benefits	<ul style="list-style-type: none">• Establishes perpetual protection for the property by preventing inappropriate changes to the historical significance of the structure and its setting.• Assures the owner of a historic or cultural property that the property's value will be preserved through subsequent ownership.• Preserves the property for future generations.
Additional Benefits to the Owner	<ul style="list-style-type: none">• May claim a charitable deduction on Federal Taxes if the property is listed in the National Register of Historic Places or contributing to a National Historic District.• May reduce estate, gift, and local property taxes.
Fees	<ul style="list-style-type: none">• \$250 Non-refundable Application Fee (submit with application)• Baseline Documentation Fee• Easement Monitoring Costs• Legal Defense Fund Contribution• Variable Fees
Application	Applications are available by contacting the Michigan Historic Preservation Network (MHPN).

Consult with Michigan Historic Preservation Network staff before applying.



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