Massachusetts Offers Tax Credit for Conserving Your Land

Landowners who permanently preserve property, either through the donation or partial donation of their land or development rights to a qualified organization (such as Greenbelt), are eligible to receive up to $75,000 in state income tax credit. Greenbelt can help you determine whether or not your land qualifies.

What You Need to Know:

- The tax credit is limited to 50% of the fair market value of your land donation or conservation restriction donation (as determined by a qualified appraisal), up to $75,000 maximum credit.

- A sale below full fair market value can also qualify for the credit.

- Your credit will be applied to your tax liability in the year of the gift; if the credit exceeds your tax liability, even if you don’t pay state taxes, the MA Department of Revenue will issue you a check for the remainder of the credit. You need not be a Massachusetts resident to qualify.

- To qualify, your property must protect critical land for habitat or farming, as determined by the Secretary of Energy and Environmental Affairs.

- Only $2 million in funding for credits is available each year; applications are on a first-come, first-serve basis.

- You can take this state tax credit in addition to any federal tax deduction.

For more information, contact Christopher LaPointe, Vanessa Johnson-Hall, or Eric Mortensen-Nemore at 978-768-7241, or ecga@ecga.org.