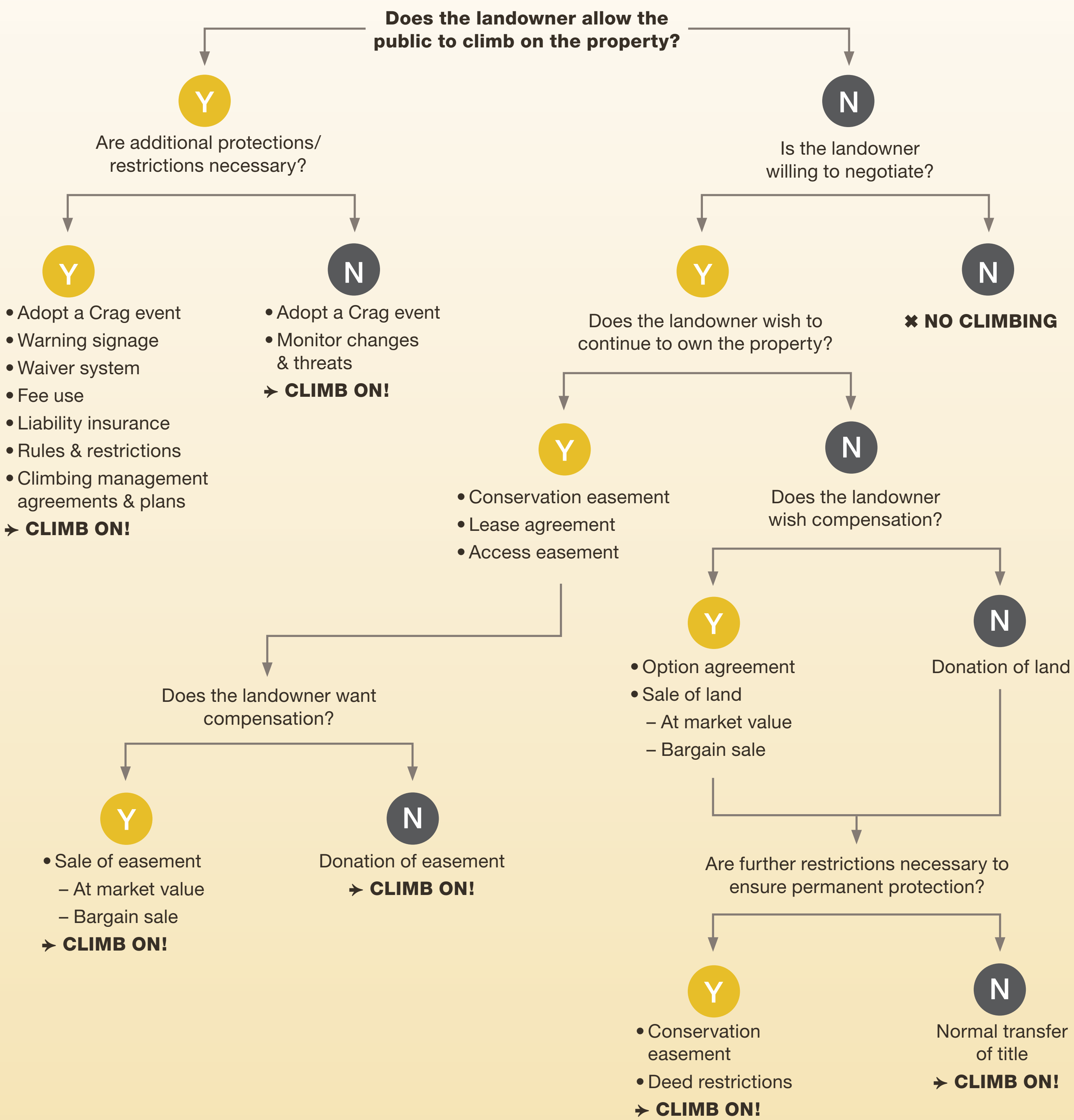
Access Fund
Protect America's Climbing

Choosing Your Conservation Strategy

Navigating the ins and outs of obtaining and managing climbing access on private land can be cumbersome and confusing. The strategy you choose will depend on your unique situation. The chart below will help get you pointed in the right direction.



Conservation Strategies Defined

The following terms and definitions are here to assist you when considering your land conservation strategies and plans of action.

Liability insurance: Annual policy that covers “bodily harm” and “property damage.” Most commonly landowners or lease-holders (such as the local climbing organization (LCO)) select coverage up to $1 million per incident and $2 million aggregate.

Conservation easement: Agreement by landowner to restrict certain uses of their property in perpetuity (such as development), but retains ownership and property uses consistent with the property’s “conservation values.” The easement is recorded on the property deed and remains with the property, binding any future landowners. Conservation easements may be held by a qualified LCO or land trust with responsibilities to monitor the property and enforce the restrictions into perpetuity. Conservation easements can include conditions for public access and climbing.

Lease agreement: A type of access agreement to lease the property from the owner for uses such as public access and climbing. Long-term leases are preferred, but duration may range from 1 year to over 50 years.

Access easement: Secures a right-of-way across a landowner’s property in order to access a climbing area on a nearby or adjacent property, such as public lands. This easement may have a time limit or remain with the property in perpetuity, specify foot or vehicular access, allow public use or restrict use to members and guests of a local climbing organization.

Sale at market value: An acquisition of the property in its entirety, with all of its associated rights intact, at full market price. The value may be negotiated from a real-estate listing, but most commonly nonprofit and public entities base this price on an appraisal by a qualified third party.

Bargain sale: A sale of the property or easement at a value lower than market value. This price is set by a qualified appraisal and is generally less than 80% of the full value in order for the landowner to receive any tax benefits.

Deed restrictions: Similar to a conservation easement, except there is no “holder” of the restriction, so enforcement powers are minimal.