

Colorado Coalition of Land Trusts E-Newsletter Conservation Excellence & Education Edition

February 2010

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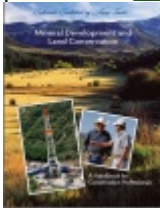
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Mineral Development
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Conservation Excellence 2010

The Colorado Coalition of Land Trusts' annual Conference, *Conservation Excellence 2010*, will be held March 15-16 at the Denver Museum of Nature & Science. This year we are offering a unique agenda with a balance of conservation policy updates and discussion as well as in-depth technical workshops and networking roundtables.

Colorado Conservation is making history and the eye of the national community is watching. Your registration for Conservation Excellence 2010 will let you hear from the primary players in the field. See www.cclt.org for an agenda and registration instructions. We look forward to seeing you in Denver.

Last Chance to register for: *Overview of Certification Process and Organizational Profiles*

Tuesday - February 9, 2010, 2:30pm

CCLT announces an opportunity to attend a webinar for local government officials. This webinar will include an overview of the Certification process and Organizational Profiles. It will be hosted by CCLT and led by Jordan Beezley, Compliance Investigator at the Colorado Division of Real Estate. This webinar will be held **FREE OF CHARGE**. If you are interested in joining us for this webinar, please email george.harvey@cclt.org to register.

How to Choose a Qualified Appraiser

By: Kevin Shea, Shea Appraisal Company LLC

"Qualified Appraiser"

The Pension Protection Act defined a qualified appraiser as designated or having education and experience 'as described by the Secretary'. IRS Notice 2006-96 modified this and clarifies that a designation is not required. It further defined that the standard would be met if the appraiser is "licensed or certified for the type of property being appraised in the state in which the appraised real property is located". Colorado later defined a qualified appraiser as being a Certified General Appraiser in good standing (not precluded from Treasury Department work-mostly by previous gross valuation errors).

Therefore, the first step is the determination that the appraiser holds a valid Certified General appraisal license. That can be confirmed on line starting at www.dora.state.co.us (the Department of Regulatory Agencies homepage), then to verify a license; then to Search for Colorado Licensed [Real Estate Brokers and Appraisers](#).

That step makes sure that the appraiser is at least in the game, without that level of licensure, they cannot provide a Conservation Easement Tax Credit compliant appraisal.

The more difficult question is one of competency. Ask the appraiser the following pertinent questions:

Have you appraised conservation easements before and how many?

- Do you have experience in the property type of the subject property (ranch, farm, urban outlying land, recreational ranch, residential development property, ??)
- Do you have experience in this geographic area?
- Can you give me references?
- Can we see an example of your work?

One of the best places to check for likely appraisers is with the other professionals that are involved in Conservation. Probably one of the best sources are tax credit brokers, they see a larger volume of work than most of the other vendors. Some brokers will not accept appraisals unless they are from a recognized name and

also may have a 'will not accept' list. Land Trusts often have a list of appraisers they will use. Referrals from Attorneys are often a very good place to expand your current group of appraisers. Appraisers are also a good source; if your usual appraiser cannot get to your project they may have some great ideas on appraisers who could help you out.

Appraisers who may have not done a lot of conservation easements may still be a reasonable choice if they are aligned with some CE appraisers, or if they come from fields with similar interests appraised. Many of the current conservation easement appraisers came from the Right of Way field. Condemnation and conservation often use the same type of split estate type analysis, valuing the before and after interests.

The best course of action is to ask other professionals in the field and have a good working knowledge of appraisals.

The International Right of Way Association Denver Chapter is hosting two appraisal classes in March. Many of the IRWA courses are not suited to the conservation community's needs. There are some classes that are applicable for conservation professionals. [Please click here for information on two of them.](#)

CE Best Practices Handbook for Local Governments Now Available

The Holding Conservation Easements: A Local Government Best Practices Handbook is complete! A working group through the Colorado Open Space Alliance has been working on this Handbook since 2007 and presented it at the 2009 COSA conference, taking final comments and suggestions. The result of this work is a Handbook that provides peer-reviewed guidance to local governments on the acceptance and stewardship of conservation easements whether the local government has an established program or is just exploring the idea of holding conservation easements. Hard copies are available or you can download a pdf version on the COSA website at www.coloradoopenspace.org. Please contact Kathleen Staks at kstaks@goco.org if you have any questions.

Educational Opportunities:

Watch this listing for upcoming educational opportunities around Colorado. If you know of an upcoming event, please let us know by emailing Jeannie McGinnis (jeannie.mcginis@cclt.org).

Conservation Excellence 2010

Date: March 15-16, 2010

Denver Museum of Nature & Science

Click [here](#) for more information, to download the agenda and to register

Board Roles and Lines of Authority Webinar

Land Trust Alliance

Instructor: Marc Smiley

Level: Beginner - Intermediate

Date: February 24, 2010, 2:00pm EST

Cost: \$50 per Connection

Click [here](#) for more information

The 2010 Eastern Colorado Community Forestry Conference

Date: Feb. 25, 8:30 - 3:30pm

Location: Baca County Fairgrounds

For more information please click [here](#) or call the Colorado State Forest Service at 719-384-9087

Principles of Real Estate Appraisal

International Right of Way Association of Denver

Date: March 3-4

Location: Golden Colorado

Cost: \$415/520 member/nonmember

For more information or to register online, please click [here](#).

Introduction to the Income Capitalization Approach

International Right of Way Association of Denver

Date: March 5, 2010

Location: Golden, Colorado

Cost: \$265/330 member/nonmember

For more information or to register online, please click [here](#).

Building and Managing Effective Board Structures and Committees Webinar

Instructor: Marc Smiley

Level: Beginner-Intermediate

Date: March 22, 2010, 2:00pm EST

Cost: \$50 per Connection

Click [here](#) for more information

The 2010 COSA Ranger Training Program

Date: April 5-9, 2010

For more information please visit [COSA's website](#)

For a complete list of the Colorado Nonprofit Organization's education workshops, visit <http://www.coloradononprofits.org/programs.cfm>

The Colorado Office of Smart Growth has a long list of workshops, conferences, grants, and nominations listed on their website. To see the full list, click [here](#).

Jobs, jobs, jobs

The Nature Conservancy has an opening for an Associate Director of Philanthropy. Please download the [job description and application procedures here](#).

Boulder County Youth Corps announces up to 20 positions as Youth Team Leaders. [Click here](#) to download the job announcement PDF

The Mountain Area Land Trust announces a job opening for a Director of Development. Resumes should be submitted by Feb. 15, 2010 to jeanne@savetheland.org.

Black Canyon Land Trust seeks a Land Steward. Request the complete position announcement from steve@blackcanyonlandtrust.org

The American Alpine Club seeks a Major Gifts Officer. Please click [here](#) for a job description.

The Wilderness Society seeks a Delores River Basin Wildlands Coordinator. Please see [their website](#) for more information

Middle Park Land Trust seeks an Executive Director - details at www.middleparklandtrust.com.

Larimer County Department of Natural Resources announces a new job opening for a Senior Ranger. Information: www.larimer.org/jobs/1836.htm. Or to apply, [click here](#).

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