

Landowner's Guide to Conservation Incentives

**Second Edition
May 2004**

Georgia's Natural Heritage - Private Landowners Conserving

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DECIDING ON CONSERVATION OPTIONS

Georgia's Natural Heritage

Did you know that more than 90% of the land in Georgia is privately owned? That means that the future health of our land, water, and wildlife is up to landowners like you. A sincere thanks is extended to those who have been practicing good stewardship for years. You have set up a legacy of habitat protection that will hopefully be passed down for generations.

Remember that stewardship should not be limited by the programs and ideas within these pages. Our lands and landscapes are, as Aldo Leopold once said, portraits of ourselves. The programs and opportunities described in this book may provide some of the brushes and paints, but the selection and application on the landscape is limited only by your own vision, creativity, and skill.

Many Choices !

There are many opportunities available to help you protect and improve natural resources on your property. Deciding which of them is right for you can be confusing, especially considering all the program acronyms (e.g. EQIP, HCP, PFW, WCRP, etc.) See page 47 for a list of acronyms!

Making it Easier

Programs in this booklet are presented from the Georgia landowner's point of view. The booklet presents only the fundamental aspects of each program in a format that allows landowners to easily compare various programs. Providing only the fundamental information means that some specific details are omitted. (For example, there is no mention of the fact that many of these programs are available to Tribal entities because there are no Tribal holdings in Georgia.) Lastly, the booklet provides directories for many of the organizations that provide these incentives so that landowners can contact the appropriate organization the first time without having to hunt down the right person for an answer.

This booklet assists landowners in finding appropriate programs in five ways:

1. Table of Contents – Has a general break-down of programs by the type of incentive each program offers.
2. Matrix of Programs by Target Resources – This table concisely details the resources that are targeted by various programs.
3. Matrix of Programs by Primary Benefit – More specific than the listing in the table of contents – this concisely details the nature of incentives for each of the programs.
4. Matrix of Programs by Sponsors / Administrators -- Sometimes landowners learn about programs from “word-of-mouth” and although they may not know the specific name of a program, they do know that it was offered by a certain agency, like the DNR. This table lists each of the sponsoring agencies alphabetically and the programs they are involved in. Often incentive programs are funded by one agency (e.g. U.S. Fish and Wildlife Service), but actually administered through another (e.g. DNR). This means that some incentives will be listed more than once in the matrix.

Structured Programs versus Conservation Opportunities

In this booklet, two basic types of conservation incentives are presented. One refers to structured programs (usually governmental) that are designed to encourage specific practices. For this type of conservation incentive, landowners fill out an application for a specific funding source.

The second type of conservation incentive presented in this book refers to general opportunities that landowners might not be aware of. Typically, there is no application to fill out. Instead, landowners enter into customized agreements to achieve conservation goals. A “conservation easement” is one such incentive. In this case, landowners draft an agreement with a land trust to ensure the preservation of the natural values of their property.

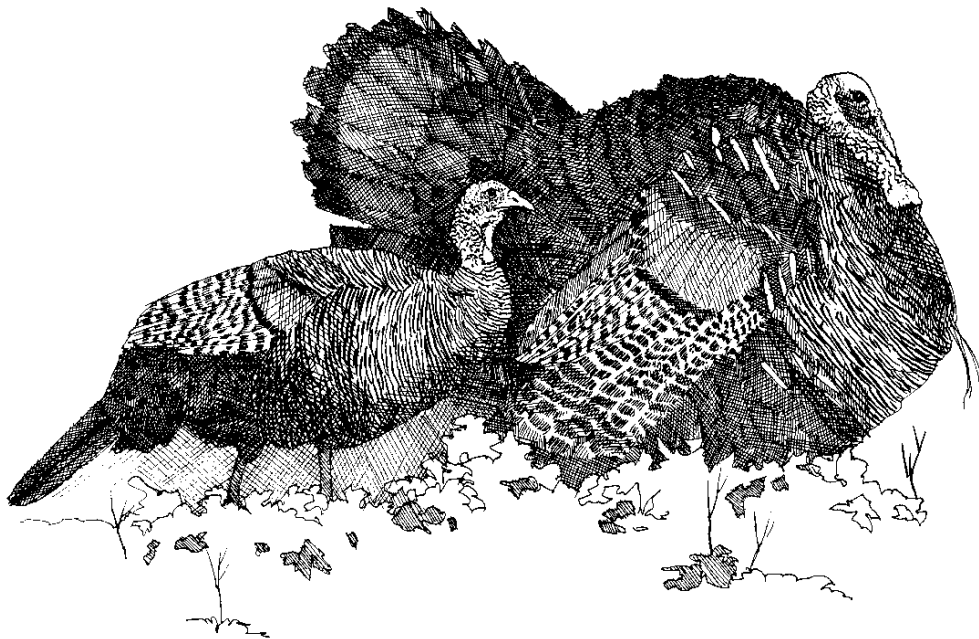
ABOUT THE PRIVATE LANDS PROGRAM

By: Mark Whitney, Game Management Region Supervisor

In April 1995 the Wildlife Resources Division (WRD) began a Private Lands Initiative to intensify efforts in promoting, encouraging, and providing technical assistance for wildlife conservation on private lands. This initiative was implemented because of the rapid changes taking place on Georgia's landscape, of which 93% is private, and because it reflects the interests of a majority of Georgia's citizens. From 1990 to 2000, Georgia's population grew from 6.5 million to 8.2 million people at a rate of 171,000 new residents per year. At the same time, WRD surveys indicated that more than 80% of Georgia's residents are interested in wildlife, and support funding wildlife education and habitat management programs.

The Private Lands Initiative developed a strategy for delivering wildlife management technical assistance to private landowners through U. S. Department of Agriculture programs authorized under the Farm Bill and by developing a partnership with the corporate forest landowners in Georgia that soon became known as the Forestry for Wildlife Partnership Program. In 1998, the Bobwhite Quail Initiative was developed by the Private Lands Initiative biologists and evolved into a separate technical assistance program in the Upper Coastal Plain of Georgia. In 1999, the Forest Stewardship Program was moved under the umbrella of the Private Lands Initiative in order to provide more consistent technical guidance to Georgia's residents seeking wildlife management advice and the Private Lands Program (PLP) was created.

The PLP strives to serve Georgia's private landowners by incorporating the landowner's objectives for their land into a comprehensive wildlife management plan. PLP biologists provide information to landowners on land eligibility requirements for enrollment in various federal and state natural resource programs that deliver both technical and financial assistance to individuals. Additionally, the PLP helps landowners identify which programs are best suited to accomplish their natural resource objectives and which agency can help the landowner enroll in the programs.



Conservation Incentives

A Landscape of Change and Innovation

Here Today – Changed Tomorrow

Incentives for conservation efforts are in a constant state of change. Not only are new programs formed and others discontinued, the schedule for application and sign-up dates is forever changing. For landowners this can be very frustrating since they may hear from neighbors about benefits from particular incentives that they themselves are unable to access. They find it difficult to find information on these incentives and don't know how to apply for them.

Our advice: Be patient. Be diligent. There is a good chance that many of those same incentives may come around again – albeit in a slightly different form. Keep in regular contact with the agencies and organizations that deliver these incentives and make sure you're first on the list when the new incentives arrive.

Inspiring Innovation

Although this booklet is targeted for citizens throughout Georgia, you might have noticed that some of the incentives are only available in small parts of the state or are only targeted for certain species. Why then would we bother including them?

Well, the hope is that landowners, agencies, and organizations will see these innovative incentive programs and will attempt to develop their own incentives, customized for their own purposes.

Do you have an idea of how you might be able to protect a significant resource on your property if you could only get a little help from Agency X or Organization Y? Let them know. Give them a call. Send a proposal. Invite them over and talk about it. Believe it or not, this is exactly how many nation-wide incentive programs get started.

One example is the North Carolina Herpetological Society, which has a Conservation Lease program for leasing habitat suitable for bog turtles from landowners for some small but respectable rent. Don't you think an approach like this could be developed between other organizations and landowners to help protect other resources?

Incentives and Conservation

The Other Side

This booklet is all about incentives: identifying, promoting, implementing, and so on. In many ways, incentives make sense. They provide landowners with the resources they need to “do good things” for natural resource conservation. Incentives also provide a mechanism to address the controversial issues related to property rights, individual liberties, and economics that have sometimes frustrated conservation efforts.

But it would be irresponsible and unbalanced to so prominently promote incentives in this booklet and remain silent on the negative consequences of incentives, as if there were none.



One should ask what precedent is formed when the incentive becomes the motivation to “do good things” for conservation. Does this kind of motivation pre-empt a landowner's own conservation ethic? Does it essentially reduce one's conservation responsibilities to a marketable commodity? Does it encourage landowners to bide their responsibilities and hold-out for the biggest incentive? Does it confound the ability of nature groups without resources to provide incentives, appeal to, and work with landowners? Is there enough incentive money to pay everyone to do what is necessary to maintain healthy and biologically rich ecosystems? Landowners should consider such questions in order to accurately assess their ultimate impact on conservation . . .



This booklet provides landowners with much of the information they need to learn about incentives, including application procedures, funding agencies, and target resources. It should also provide landowners with the opportunity to consider how their participation with such programs affects how conservation both now and in the future and on their properties and their neighbors as well.

Remember, incentives can provide a stimulus, but true conservation involves an investment of time, effort, and money that goes well beyond what typical incentives provide.

PROGRAMS PROVIDING

**COST-SHARE PAYMENTS,
DIRECT PAYMENTS
REVENUE / PROCEEDS, ETC.**





BOBWHITE QUAIL INITIATIVE (BQI)



Administrative Sponsor	Funding Sponsor
GA DNR Wildlife Resources Division	GA DNR Wildlife Resources Division

Incentive Type

- Technical assistance
- Incentive payments

Description

This is a voluntary program to restore high-quality early successional habitat for bobwhite quail, songbirds, and other farm wildlife, to improve water quality, and to reduce soil erosion.

Benefits to Landowner

Landowners (Cooperators) within the fifteen counties covered by BQI can receive technical assistance and in some cases financial incentives for the establishment of early successional habitats and management of bobwhite quail on their properties. Financial incentives rates vary by practice.

Costs to Landowner

Economic incentives exceed or meet the cost of most BQI management practices.

Covenant

BQI Cooperator contracts are for three years with annual renewal based on Cooperators meeting the requirements of the program as set forth in the BQI habitat management plan. Incentive funds are allocated to Cooperators annually after biologists conduct compliance checks.

Details and Limitations

Although anyone may apply to receive technical assistance, only landowners in selected counties may receive funding for management activities. These counties include: Bleckley, Bulloch, Burke, Colquitt, Crisp, Dodge, Dougherty, Emanuel, Jenkins, Laurens, Lee, Mitchell, Screven, Sumter, and Terrell. Economic incentives may be provided for the following practices: field borders, hedgerows, field corners, conservation tillage, filter strips, fallow patches, pine stand thinning and burning, firebreaks, and fallow openings.

Commercial shooting preserves are not eligible for incentives. Incentives will not be paid for previously established quail habitat.

Landowner Initiation

Participation in BQI is similar to that outlined for many federal Farm Bill programs. Sign-ups are announced and BQI biologists work with Cooperators to develop habitat plans that are competitively ranked for funding. Cooperators that conduct multiple habitat practices receive higher scores and increased chances for funding. (Upon request, habitat management information and/or plans are provided to all landowners, regardless of whether they enroll for financial incentives). Contact the BQI Office nearest you:

Waynesboro (East) – 706.554.3745
Albany (Southwest) – 229.420.1212

Dublin (Central) – 478.296.6176
Forsyth (BQI Headquarters) – 478.994.7583

Eligibility

To be eligible for BQI incentive payments, the target property must be in one of the focus counties, must be at least 50 contiguous acres, and either must include commercial row crop agriculture, pine stands adjacent to commercial row crop fields, or be enrolled in the Conservation Reserve Program Longleaf Pine Conservation Priority Area.

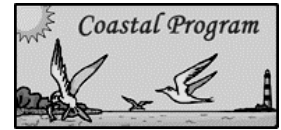
Note

Funds generated by the wildlife (quail) tag go into the state general fund and then money is appropriated to the DNR base budget to fund BQI.





COASTAL PROGRAM



Administrative Sponsor	Funding Sponsor
US Fish and Wildlife Service	US Fish and Wildlife Service

Incentive Type

- Technical assistance
- Cost-share payments
- General financial assistance

Description

This program provides financial and technical assistance to identify, protect, and restore habitats in priority coastal areas. The development of partnerships between landowners, organizations, and agencies to address environmental issues is highly sought in this program. The four primary goals of the program are to:

- * provide assessment and planning tools to identify priority habitats that should be protected and restored,
- * conserve habitats through conservation easements and locally-initiated land acquisition,
- * restore wetlands, uplands, and streams by working with partners, and
- * leverage the financial and technical resources of partners and multiply the impact of the taxpayer's dollar.

The Coastal Program provides incentives for voluntary protection of threatened, endangered, and non-game species on private and public lands alike. This program has a great deal of flexibility in addressing conservation issues.

Benefits to Landowner

Landowners may receive technical assistance as well as financial assistance to address a wide range of coastal habitat conservation issues. The structure of financial assistance is not necessarily based on the cost-share model. Depending on the project and the in-kind contributions made by landowners or partners, the Program may pay for most of the recognized costs; although the USFWS prefers to partner with others to cover costs.

Costs to Landowner

Variable. Depending on the conservation activities proposed, the presence of collaborating partners, and in-kind contributions, landowners may have to actually cover some direct costs.

Covenant

Variable. Generally speaking, there is no defined covenant for receiving technical or financial assistance for conservation projects. One obvious exception is the case of voluntary conservation easements, which are permanent and run with the land.

Details and Limitations

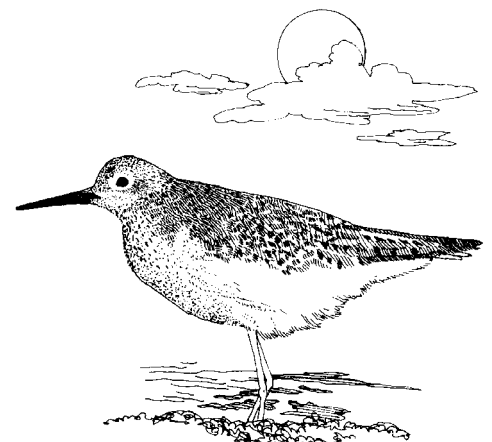
There are currently sixteen priority areas identified by the USFWS. Unfortunately, no sites in Georgia have been identified as priority, but could be if concerned citizens or partners collaborated to identify significant coastal issues to address and work with the USFWS to identify priority areas. More information is available at www.fws.gov/cep/coastweb.html.

Landowner Initiation

Landowners should contact their local USFWS office (see Appendix).

Eligibility

Nationwide, a wide range of landowners, nonprofit organizations, and local and state governments are eligible to apply.



CONSERVATION LEASE

(Modeled from the "Project Bog Turtle ")

Administrative Sponsor	Funding Sponsor
Variable	Variable

Incentive Type

- Rent payments
- Technical assistance
- Management assistance

Description

This is a generic incentive available through some nonprofit conservation organizations. Essentially, it works just as many other real estate leases do, except that the purpose of the lease is to maintain habitat in a condition suitable for some ecological concern, like rare species.

Benefits to Landowner

The primary benefit is that landowners receive regular rent payments. Secondary benefits might include technical assistance on the importance and management of habitats. In some cases, the conservation organization may be willing to actually perform important management activities on the land to ensure that the habitats remain in good condition for the target resources.

Costs to Landowner

Variable. Typically, there are no direct costs to the landowner.

Covenant

Variable. Depending on the nature and provisions of the lease.

Details and Limitations

Very often, conservation leases are not necessarily intended to serve as a significant income source for landowners. Instead, rent payments are designed to help off-set property taxes, provide some incentive for not converting habitats to other uses, and as a kind of "thank you" from the conservation organizations for your efforts to protect some significant resource.

Landowner Initiation

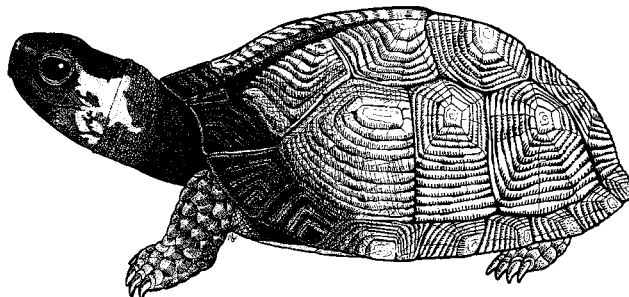
Because this is a generic incentive, landowners may need to propose the idea to a conservation organization, which may not have considered this idea before.

Eligibility

Essentially any landowner can enter into a conservation lease with anyone else.

Examples and Special Cases:

Project Bog Turtle (PBT) offers Conservation Leases to landowners that have habitat that is (or could be) suitable for the rare bog turtle (*Glyptemys muhlenbergii*). In fact, PBT has leased 20 acres of bog turtle habitat on private land in Union County, GA via this program since 2000. The landowner has been paid \$30/acre/year, an annual total of \$600. The landowner in this case grants reasonable access to the Lessee to study, monitor, and manage the bog turtle population and agrees to avoid disturbance to the habitat. You can contact PBT at: North Carolina Museum of Natural Sciences; 11 West Jones St., Raleigh, NC 27601; Phone: 919.733.7450, ext. 511.



CONSERVATION RESERVE PROGRAM (CRP)



Administrative Sponsor	Funding Sponsor
Farm Service Agency	Farm Service Agency



Incentive Type

- Revenue / Proceeds
- Technical assistance
- Cost-sharing payments

Description

CRP provides annual rental payments and cost-share assistance to establish long-term vegetative cover to improve the quality of water, control soil erosion, and enhance wildlife habitat on eligible farmland, helping landowners safeguard environmentally sensitive areas. There is a general (CRP) and a continuous (CCRP) sign-up.

Benefits to Landowner

Landowners can receive annual rent payments, cost-share payments, and technical assistance.

Costs to Landowner

Landowners (or some other non-federal source) must pay for at least 50% of the costs of establishing the practice. Needed and required maintenance practices may also be eligible for 50% cost-share.

Covenant

Participants enroll in CRP contracts for 10 to 15 years.

Details and Limitations

Annual rental payments are based on the agricultural rental value of the land. Cost-share will cover up to 50 percent of the participant's costs in establishing approved conservation practices. For certain practices enrolled under the CRP Continuous Signup, other financial incentives may be added to the rental rate.

Landowner Initiation

Contact your local office of the Farm Service Agency (see Appendix for listing). For more information, check out the FSA website: www.fsa.usda.gov

Eligibility

Although there are several specifications that must be met, generally speaking, landowners are eligible if they owned or operated the land for at least 12 months. Lands are generally considered eligible if they were planted (to an agricultural commodity) for at least four of the previous six years. For certain conservation practices enrolled under the CRP Continuous Signup, certain pastureland adjacent to streams and waterbodies may be eligible.





CONSERVATION SECURITY PROGRAM (CSP)



Administrative Sponsor	Funding Sponsor
Natural Resources Conservation Service	Natural Resources Conservation Service

The rules and administrative guidelines for this program have not yet been finalized. Be vigilant and contact your local NRCS office regularly for updates.

Incentive Type

- Direct payments
- Cost-share payments

Description

This program is largely a reward program whereby payments are delivered to landowners that have historically practiced good stewardship on their agricultural lands or those that have gone above and beyond the minimum resource requirements for non-degradation and provides cost-sharing for those wanting to do more.

Benefits to Landowner

Direct payments for historically wise stewardship and cost-sharing for implementing additional conservation measures.

Costs to Landowner

The percent of costs that the federal government will pay has not yet been determined.

Covenant

Variable.

Details and Limitations

Participants must comply with provisions addressing highly erodible lands (HEL) and wetlands (e.g. sodbuster and swampbuster) of the Food Security Act of 1985.

Landowner Initiation

Contact your local office of the Natural Resources Conservation Service (see Appendix for listing). For more information, check out the NRCS website: www.nrcs.usda.gov

Eligibility

Producers on cropland, orchards, vineyards, pastures, and range may apply for CSP, regardless of size, type of operation, or crops produced. Lands that are already enrolled in the Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), or Grassland Reserve Program (GRP) are not eligible. Generally, lands converted to cropland after 2002 are not eligible, but exemptions exist. See your NRCS agent for details on those exemptions.

Some landowners may not qualify if their adjusted gross income exceeds certain dollar figures. (See your NRCS agent for details.)



EMERGENCY CONSERVATION PROGRAM (ECP)



Administrative Sponsor	Funding Sponsor
Farm Service Agency	Farm Service Agency



Incentive Type

- Cost share payments
- Technical assistance

Description

This program provides cost-share payments for implementing management practices that control wind erosion on farmlands, rehabilitating farms impacted by natural disasters (e.g. floods, hurricanes, etc.), and conserving water during severe droughts. In most cases, this funding source is only available after officially recognized natural disasters.

Benefits to Landowner

Financial assistance for implementing management activities that conserve soil and water resources.

Costs to Landowner

Landowners are responsible for paying for a portion of the costs associated with implementing soil and water conservation measures.

Covenant

Practices shall be maintained for at least 10 years after the calendar year of installation.

Details and Limitations

In most cases, this funding source is only available following atypical weather/climatic events (flood, drought, etc.).

Landowner Initiation

Landowners should contact their local office of the Farm Service Agency (see Appendix for listing). For more information, check out the FSA website: www.fsa.usda.gov

Eligibility

Farmland landowners, tenants, sharecroppers, or associated groups.





ENVIRONMENTAL QUALITY INCENTIVES PROGRAM (EQIP)



Administrative Sponsor	Funding Sponsor
Natural Resources Conservation Service	Natural Resources Conservation Service

Incentive Type

- Technical assistance
- Cost-share payments

Description

This program provides technical assistance and cost-sharing support for recommended management practices that benefit the environment. A variety of priorities have been identified at the national level and include:

1. Reduction of non-point source pollutants in impaired watersheds as well as reductions in groundwater contamination and conservation of water resources. Pollutants include: nutrients, sediments, pesticides, salinity, etc.
2. Reduction of emissions such as particulate matter, nitrous oxides, volatile organic compounds, and ozone precursors and depleters.
3. Reduction in soil erosion and sedimentation from highly erodible lands.
4. Promotion of the recovery of "at-risk" species.

Species that are "at risk" are those that are either federally listed as endangered or threatened, are proposed for listing, are candidates for listing, or are identified as imperiled by the Georgia Natural Heritage Program. For a list of "at risk" species, check out the WRD website at www.georgiawildlife.com and navigate to Nongame Animals and Plants then Georgia Rare Species Information or contact the Georgia Natural Heritage Program at: 2117 US Hwy 278, SE; Social Circle, GA 30025.

Priorities may vary within the state, as identified by local working groups. Efforts in Georgia have focused on the following: animal waste systems, cropland resource management systems, and grazing land resource management systems.

Benefits to Landowner

Landowners receive technical assistance to reduce impacts to the environment and may receive financial assistance to cover 50% of the costs of implementing conservation measures. For those that are beginning farmers or are limited resource farmers, the federal government may cover up to 90% of the cost of implementing conservation measures.

Costs to Landowner

Typically, landowners will be responsible for paying at least 50% of the management practices identified under EQIP.

Covenant

The minimum contract is two years and the maximum is ten years.

Details and Limitations

The maximum payment an individual or entity can receive is \$450,000 for the life of the contract.

Landowner Initiation

Applications for the EQIP program will be available through local NRCS offices. For more information, check out the NRCS website: www.nrcs.usda.gov

Eligibility

Persons engaged in livestock or agricultural or forestry production are eligible for EQIP.



FISH STOCKING FOR PRIVATE PONDS

Administrative Sponsor	Funding Sponsor
GA DNR Wildlife Resources Division	GA DNR Wildlife Resources Division

Incentive Type

- Reduced cost stocking of game fishes for private ponds
- Technical assistance

Description

Landowners wanting to obtain fish to stock ponds that have either recently been constructed or drained can obtain largemouth bass, bluegill, redear sunfish and channel catfish.

Benefits to Landowner

Landowners receive stocking fish at nominal cost at the proper stocking rates and times for their pond.

Costs to Landowner

Although landowners must pay for the fish stocked in their ponds, the price is much reduced from what commercial operations might charge.

Covenant

There is no covenant associated with this program.

Details and Limitations

These fish are available on a first-come, first-served basis at a nominal fee to private citizens wishing to stock their pond(s). The stocking options and costs are as follows:

1. Bream, bass, and catfish (\$25 per pond acre)
2. Bream and bass (\$20 per pond acre)
3. Channel catfish only. (\$8 per 100 catfish with a maximum of 50 catfish per acre or 500 per pond)

Landowner Initiation

Landowners must complete a pond stocking application form and submit it to WRD before December 31 each year. Applications that are received after this date will be processed during the next stocking year. Applications may be found on the WRD website at www.gofishgeorgia.com or through any WRD Fisheries Management Office (see Appendix).

Pond owners must prepare their ponds properly before stocking fish. This includes making sure that the water is free of fish and determining the acreage of the pond. Ideally, this should be done in late summer. Some of the common stocking errors that people make are 1) providing an incorrect estimate of their pond size; 2) starting but not maintaining a fertilization program; and 3) stocking when fish are already present in the pond.

Eligibility

Applicants must be state residents and own the pond into which fish are to be stocked.





FOREST LANDS ENHANCEMENT PROGRAM (FLEP)

Administrative Sponsor	Funding Sponsor
GA Forestry Commission	U.S. Forest Service

Incentive Type

- Cost-share payments

Description

The Forest Lands Enhancement Program (FLEP) is a cost-share incentive program that works in conjunction with the Forest Stewardship Program (FSP). A description of the Forest Stewardship Program can be found on page 31. FLEP replaces two previous incentive programs known as the Stewardship Incentives Program (SIP) and the Forestry Incentives Program (FIP), both of which no longer exist.

Landowners that participate in the Forest Stewardship Program and have a "Forest Stewardship Plan" developed for their properties are eligible for the Forest Lands Enhancement Program (FLEP), which provides landowners with funds to implement management activities identified in their Plan.

Benefits to Landowner

Landowners receive financial assistance for the costs of implementing recommended management activities.

Costs to Landowner

Landowners must pay for a portion of the management activities funded by FLEP. Moreover, those practices that are funded by FLEP must be maintained or protected by the landowner for a period of ten years.

Covenant

Practices that are initially funded through the FLEP must be maintained and protected for a period of ten years at the landowner's expense.

Details and Limitations

Individual payments cannot exceed \$10,000 per fiscal year and cannot exceed \$100,000 for the life of the current Farm Bill. Management activities sponsored by the FLEP must be completed within 18 months of the approval unless specifically allowed.

Landowner Initiation

Landowners can contact the Georgia Forestry Commission (see appendix for listing).

Eligibility

There is no maximum acreage ownership limitation for landowners. Landowners must own a minimum of 10 acres of eligible forest land.





FOREST LEGACY PROGRAM (FLP)



Administrative Sponsor	Funding Sponsor
GA Forestry Commission	US Forest Service

Incentive Type

- Land protection assistance
- General financial assistance
- Revenue / Proceeds

Description

Although the administrative details of this program are still being developed, a brief description is provided below. Contact your local Georgia Forestry Commission office for current status and details (find their contact information in the Appendix).

This program helps the Georgia Forestry Commission (GFC) and the Department of Natural Resources (DNR) protect significant forestlands by either purchasing properties outright or purchasing easements on properties. The Program's intent is to protect working forests from development. The definition of "working forest" is based on management of the forest resource for timber, wildlife, recreation, aesthetics, and soil and water conservation.

If you own important forestland threatened by development and want it protected, you can consider selling an easement (or the entire property) to the GFC or DNR. As with other conservation easements, development and certain uses of the property are restricted. (We recommend that you reference the description of Conservation Easements in this booklet for further information).

Benefits to Landowner

Landowners are able to enjoy the proceeds from the sale of the property and are assured that the forest will be protected from intensive development.

If landowners decide to sell a conservation easement on the property, they will receive financial assistance for developing a "Multiple Resource Management Plan." They will also enjoy revenue from the sale of the easement and still being allowed to own, use, and enjoy their property. Some landowners will also enjoy reduced property taxes as a result of the conservation easement.

The State takes on the responsibility of ensuring that any development on the property fits within the restrictions of the conservation easement.

Costs to Landowner

Costs to the landowner are variable and may include some of the "due diligence" activities associated with such real estate transactions (e.g. surveys and appraisals). Landowners selling a conservation easement are still responsible for managing the property.

Covenant

As with most real estate transactions, sale of the property or of an easement is permanent. The easements "run with the land" in perpetuity so that even if the land is purchased by another individual or is inherited by a family member, the restrictions of the easement are in force. Forest Legacy can pay up to 75% of the appraised value. The remaining 25% must come from another non-federal source.

Landowner Initiation

Contact your local office of the Georgia Forestry Commission (see Appendix for listings).

Eligibility

Private landowners of forestlands.

GRASSLAND RESERVE PROGRAM (GRP)



Administrative Sponsor	Funding Sponsor
Natural Resources Conservation Service and Farm Service Agency	Natural Resources Conservation Service and Farm Service Agency

Incentive Type

- Revenue / Proceeds
- Technical assistance
- Cost-sharing payments may be available in the future

Description

This is a 2002 Farm Bill program developed to reserve grassland and pasture acreage threatened by conversion to non-agricultural use and/or cropland that supports grazing and promotes biodiversity. Typical grazing and management activities are allowed on enrolled acreage. Land is enrolled into 10, 15, 20 or 30-year rental agreements. Permanent and 30-year easements may be available to Georgia producers in future years. Producers receive an annual rental payment based on their accepted acreage and a percentage of the county specific grazing land value. Cost-sharing for grazing-related practices may be available to Georgia producers in future years.

Benefits to Landowner

Rental payments provide additional farm income for land dedicated to pasture and grassland. Well-maintained pasture and grassland help protect water quality, reduce soil erosion, improve wildlife habitat, enhance recreational opportunities, and increase aesthetic value of the land and surrounding area. Technical assistance may include the design of conservation practices, identifying management alternatives, and other activities.

Costs to Landowner

Since this program currently only provides an annual rental payment, there are effectively no costs to the landowner. Because there is no cost-sharing component to this program yet, the landowner is responsible for any management activities they elect to implement.

Covenant

The covenant depends on the length of the rental agreement you choose.

Details and Limitations

Annual rental payments are provided as a result of participation in this program.

Landowner Initiation

Contact your local NRCS office (see Appendix for a listing). For more information, check out the NRCS website: www.nrcs.usda.gov

Eligibility

Landowners and/or managers must offer a minimum of 40 acres for program eligibility, and must have a minimum of 15 brood cows in the grazing operation.



HABITAT CONSERVATION PLAN (HCP)

Administrative Sponsor	Funding Sponsor
GA DNR Wildlife Resources Division	U.S. Fish and Wildlife Service National Marine Fisheries Service

Incentive Type

- Cost-share payments
- Technical assistance
- Regulatory relief

Description

This is a program for landowners that have federally listed animal species on their properties or habitat that would likely support these species. Because the Endangered Species Act prohibits activities that would be detrimental to listed species, the way landowners use their property may be impacted. As a compromise, the HCP was developed which allows landowners to conduct activities that might be detrimental to listed species as long as they have a plan for mitigating for those impacts.

Benefits to Landowner

Participation in this program allows landowners to proceed with activities that would otherwise be detrimental to listed species.

Costs to Landowner

Variable. Costs depend on the details of the mitigation measures identified in your Habitat Conservation Plan.

Covenant

Variable. Incidental take permits allow you to incidentally "take" a rare species. These permits have variable expiration dates. Some mitigation practices are permanent.

Details and Limitations

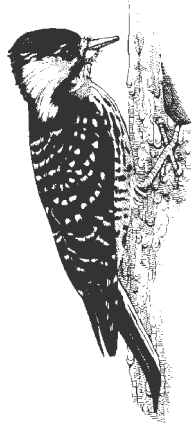
HCP are highly variable and reflect your interests, the needs of the species, and the recommendations of the U.S. Fish and Wildlife Service. HCPs can be written for one or several species, can be valid for short or long periods of time, and can be designed for very small or very large areas.

Landowner Initiation

Contact the office of the U.S. Fish and Wildlife Service in your area (see Appendix for listing).

Eligibility

Nearly any landowner supporting listed species that would like to conduct activities potentially impacting that species can participate in the program.





LANDOWNER INCENTIVE PROGRAM (LIP)



Administrative Sponsor	Funding Sponsor
GA DNR Wildlife Resources Division	U.S. Fish and Wildlife Service

Incentive Type

- Technical assistance
- General financial assistance

Description

This program establishes and supplements state programs to provide landowners with incentives to protect and restore habitats on private lands that benefit "at risk" species. Species that are "at risk" are those that are either federally listed as endangered or threatened, are proposed for listing, are candidates for listing, or are identified as imperiled by the Georgia Natural Heritage Program. For a list of "at risk" species, check out the WRD website at www.georgiawildlife.com and navigate to Nongame Animals and Plants then Georgia Rare Species Information or contact the Georgia Natural Heritage Program at: 2117 US Hwy 278, SE; Social Circle, GA 30025.

Benefits to Landowner

Landowners are offered technical assistance in managing for and protecting species that are "at risk." This program will share the costs of implementing conservation and recovery efforts for rare species. Typically, the grant will cover 75% of the cost of implementation, although it might cover more.

Costs to Landowner

The federal guidelines require that the landowner or a non-federal source pay for at least 25% of the cost of implementing various management / conservation efforts. The remaining 75% is covered by the federal grant funds.

Covenant

The contract is variable and depends on the practices being implemented.

Details and Limitations

The Nongame Wildlife and Natural Heritage Section of the Georgia Department of Natural Resources has elected to focus the funds from this program on riparian systems in the Conasauga and Etowah river basins (of northwest Georgia), the Lower Flint River Basin (of southwest Georgia), and for conservation efforts for the red-cockaded woodpecker in south Georgia. Landowners in these areas are encouraged to contact the DNR.

Landowner Initiation

Contact:

Todd Schneider, Wildlife Biologist
 Nongame-Endangered Wildlife Program
 Georgia Department of Natural Resources
 116 Rum Creek Drive
 Forsyth, GA 31029
 478.994.1438

Eligibility

Private landowners with habitat supporting (or potentially supporting) "at risk" species in the priority areas listed above.

Examples and Special Cases:

Some of the kinds of habitat improvements for "at risk" species that might be covered under this grant program include restoring natural hydrology of streams and wetlands, excluding livestock from streams, and planting native vegetation.



PARTNERS FOR FISH AND WILDLIFE (PFW)

Administrative Sponsor	Funding Sponsor
U.S. Fish and Wildlife Service	U.S. Fish and Wildlife Service



Incentive Type

- Technical assistance
- Cost-share payments

Description

This program encourages landowners to restore and enhance ecosystems such as wetlands and to improve habitat for fish and wildlife. Priorities for funding include those programs that impact migratory birds, anadromous (migratory) fishes, and imperiled natural communities like longleaf pine forests. Some of the management activities funded in the past include: blocking drainage ditches, breaking tile drains, creating shallow water areas where wetland plants can grow, recreating natural drainage and stream meanders, excluding livestock and providing alternative water sources, re-vegetating streamside habitats, restoring native vegetation in uplands, and prescribed burning.

Benefits to Landowner

Landowners not only obtain technical assistance on appropriate management and stewardship of priority resources (see above), but also obtain financial support to implement restoration activities. The USFWS can pay up to 100% of the costs of implementing wildlife habitat restoration activities.

Costs to Landowner

The landowner or some other non-federal source is usually asked to cover about half the cost of habitat restoration, but this ratio is flexible and the Service can elect to pay for all of the costs.

Covenant

You are asked to maintain management practices or restored habitats for approximately ten years. Some projects may require longer-termed agreements.

Details and Limitations

There are no restrictions on project size. Eligible projects are wide-ranging and include farmed lands, pasture, and forestry sites, and habitat for migratory birds, anadromous (migratory) fish, and threatened and endangered species.

The USFWS also gives special consideration to projects that 1) are on permanently protected private lands, 2) are identified as high priority by State fish and wildlife agencies or other partners, 3) are located near National Wildlife Refuges, 4) reduce habitat fragmentation, 5) conserve or restore natural communities which the State Natural Heritage Programs have designated as globally or nationally imperiled, and 6) are self-sustaining systems that are not dependent on artificial structures.

Naturally, the USFWS prioritizes those projects that 1) have longer duration agreements, 2) involve greater non-Service partnerships and/or cost-sharing, and 3) are the most cost effective.

Landowner Initiation

Contact the U.S. Fish and Wildlife Service office in your area (see Appendix for listing).

Eligibility

Private landowners.



PRIVATE STEWARDSHIP CONSERVATION GRANTS FOR IMPERILED SPECIES

Administrative Sponsor	Funding Sponsor
U.S. Fish and Wildlife Service	U.S. Fish and Wildlife Service

Incentive Type

- Technical assistance
- Cost-share payments

Description

This program provides financial and technical assistance to those implementing stewardship activities on private lands that benefit species that are or are proposed to be listed under the U.S. Endangered Species Act as well as candidate species or other "at risk" species. Species that are "at risk" are those that are either federally listed as endangered or threatened, are proposed for listing, are candidates for listing, or are identified as imperiled by the Georgia Natural Heritage Program. For a list of "at risk" species, check out the WRD website at www.georgiawildlife.com and navigate to Nongame Animals and Plants then Georgia Rare Species Information or contact the Georgia Natural Heritage Program at: 2117 US Hwy 278, SE; Social Circle, GA 30025.

Benefits to Landowner

Financial and technical assistance with management of imperiled species.

Costs to Landowner

The landowners or some other non-federal source may be responsible for paying at least 10% of the costs associated with implementation of stewardship activities.

Covenant

No information is available on the covenant.

Details and Limitations

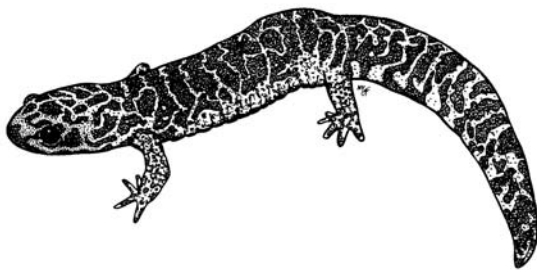
Examples of the kinds of projects that have been funded include: prescribed burning, excluding livestock from sensitive habitats, and planting native vegetation.

Landowner Initiation

Applications are published in the Federal Register, but landowners can contact the local offices of the USFWS (see appendix for listing).

Eligibility

Landowners, organizations, institutions, small businesses, and others.





PRIVATE STEWARDSHIP GRANTS PROGRAM

Administrative Sponsor	Funding Sponsor
US Fish and Wildlife Service	US Fish and Wildlife Service

Incentive Type

- Technical assistance
- Cost-share payments

Description

Landowners can apply for competitive grants for management activities that advance the recovery of "at-risk" species. Species that are "at risk" are those that are either federally listed as endangered or threatened, are proposed for listing, are candidates for listing, or are identified as imperiled by the Georgia Natural Heritage Program. For a list of "at risk" species, check out the WRD website at www.georgiawildlife.com and navigate to Nongame Animals and Plants then Georgia Rare Species Information or contact the Georgia Natural Heritage Program at: 2117 US Hwy 278, SE; Social Circle, GA 30025.

Benefits to Landowner

Financial assistance for management activities that benefit "at risk" species.

Costs to Landowner

At least 10% of the cost of implementing habitat improvements must come from the landowner or some other non-federal source.

Covenant

Although there is no formal covenant for this program, applications will be rated according to how long the benefit is expected to last. In other words, you have a better chance of having your proposal funded if you promise to maintain the benefit over an extended period of time. Some of the other incentives provided by the USFWS (like Partners for Fish and Wildlife) ask that you maintain the management practice for ten years.

Details and Limitations

Contact the USFWS for guidance on the kinds of information that must be included in the proposal.

Landowner Initiation

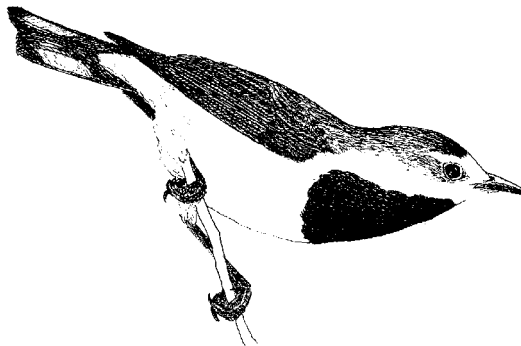
Contact your local USFWS office (see Appendix).

Eligibility

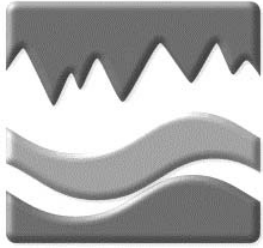
Private landowners.

Examples and Special Cases:

Examples of the kinds of habitat improvements benefiting "at risk" species might include: restoring natural hydrology to streams and wetlands that support imperiled species, excluding livestock, or planting native vegetation to restore degraded habitat.



SOUTHEASTERN CAVE CONSERVANCY, INC (SCCi)



Administrative Sponsor	Funding Sponsor
Southeastern Cave Conservancy, Inc.	Southeastern Cave Conservancy, Inc.

Incentive Type

- Technical assistance (consultation)
- Tax relief (via a donation)
- Revenue (purchase or lease of caves)

Description

The Southeastern Cave Conservancy is a private non-profit organization. It employs several different mechanisms for the protection of caves, including educating landowners on the importance of caves and how to properly manage and protect them and purchasing or leasing caves.

Benefits to Landowner

Landowners may work with the SCCi in one of several different capacities, depending on their intentions. Landowners can contact the SCCi to donate, sell, or lease their caves. Donation or bargain-sale of a cave to the Conservancy may offer income and estate tax benefits to the cave owner. The Conservancy also leases and manages caves for non-commercial activities.

Costs to Landowner

Variable.

Covenant

Variable.

Details and Limitations

Services provided are customizable.

Landowner Initiation

Contact the Southeastern Cave Conservancy at the address provided below to discuss your vision for the protection of your cave.

Southeastern Cave Conservancy, Inc.
1865 Eagle Summit Ct
Lawrenceville, GA 30043
www.scci.org

Eligibility

Any landowner in the Southeast owning a cave.



TRANSFER DEVELOPMENT RIGHTS (TDR)

Administrative Sponsor	Funding Sponsor
Local governments	Variable

Incentive Type

- Revenue / Proceeds
- Tax relief
- Land protection assistance

Description

This incentive is essentially a suite of zoning or land-use ordinances that allow local governments to distribute the intensity of development. This allows some areas to be protected from development in exchange for other areas being more intensively developed.

As with any other real estate transaction, there are several ways of carrying this out and each has their own benefits and costs. For example, there are four ways to sell development rights (i.e. sale at fair market price, bargain sale, installment sale, and right of first refusal) and three ways to donate them (i.e. full donation, donate by time of death, and donation with retained life estate). Contact your real estate agent or attorney for more information about these approaches.

Benefits to Landowner

Landowners electing to sell their development rights benefit from the proceeds of the sale. Bargain sales allow landowners to receive some money from the sale and benefit from tax deductions as well.

Landowners electing to donate their properties can enjoy significant tax savings. Both retained life estates and donation by time of death allow landowners to live on and enjoy their properties while receiving tax savings.

Costs to Landowner

Landowners that sell their development rights are forever limited in their ability to develop their land. As with any real estate sale, there are costs involved, including attorney fees, surveys, assessors, financial counsel, etc.

Covenant

As with other sales of real estate, the sale of development rights is permanent. Moreover, enforcement of the TDR is based on the zoning ordinances or regulations in your area. If a landowner were to sell their development rights to another and then begin to violate the TDR by developing their own lands, the local government would pursue them under provisions of local ordinances.

Details and Limitations

This is not an arrangement that can simply be 'agreed to' by two parties. The local government must be involved and be willing to allow increased development in the "recipient" areas.

Because of the nature of the incentive, the kinds of lands that are usually eligible for protection under TDR are those in or near urban, suburban, or rapidly developing areas. Typically, this incentive does not work for lands that are remote and rural.

Landowner Initiation

Contact the zoning and land-use department in your local government or the Georgia Environmental Policy Institute in Athens, Georgia (706.546.7507).

Eligibility

Eligibility is largely dependent on the provisions and regulations of local governments. Many local governments have not elected to participate in TDRs, despite the passage of state legislation permitting them to do so.



WETLANDS RESERVE PROGRAM (WRP)



Administrative Sponsor	Funding Sponsor
Natural Resources Conservation Service	Natural Resources Conservation Service

Incentive Type

- Cost-share payments
- Technical assistance

Description

This is a 2002 Farm Bill Program. There are three different kinds of enrollment options for landowners. In every case the landowner retains private ownership of the land.

10-Year Restoration Agreement

This is a cost-sharing program where the landowner agrees to restore degraded or lost wetland habitats and limits the use of these wetlands for a period of ten years. In return, the USDA pays for 75% of the costs of restoration and the landowner or some other entity pays for the remaining 25%.

30-Year Easements

This is a cost-sharing program where the landowner agrees to restore degraded or lost wetland habitats and limits the use of these wetlands for a period of thirty years. In return, the USDA pays for the 75% of the costs of restoration and the landowner or some other entity pays for the remaining 25%. The USDA also pays for 75% of the value of the property according to the lowest of three assessments: the land's agricultural value, an established payment cap, or an amount offered by the landowner. The USDA pays for all the costs associated with documenting the easement, including: recording fees, charges for abstracts, survey and appraisal fees, and title insurance.

Permanent Easements

In return for restoring degraded or lost wetland habitats and limiting the use of these wetlands forever (in perpetuity), the USDA pays for 100% of the costs of restoration. The USDA also pays for the landowner for the value of the property according to (the lowest) of three assessments: the land's agricultural value, an established payment cap, or an amount offered by landowner. The USDA pays for all the costs associated with documenting the easement including: recording fees, charges for abstracts, survey and appraisal fees, and title insurance.

In every case, the NRCS continues to assist landowners after a site has been restored by reviewing restoration measures, providing basic biological and engineering advice, and clarifying the technical and administrative aspects of the easement or agreement.

Assistance is provided to address issues related to wetlands, wildlife habitats, soil, water, and other related natural resources.

Benefits to Landowner

Receiving financial and technical assistance for restoring and protecting wetland values and functions, addressing problems related to farming practices, and enhancing wildlife recreational opportunities.

Costs to Landowner

Landowners only pay a portion (25%) of the costs associated with management activities implemented on the property under the 30 year easement and the 10 year restoration agreement. The costs of establishment of compatible uses, such as food plots, are paid in full by the landowner. The landowner still retains ownership, controls access, and is still responsible for paying taxes.

Covenant

Variable: 10-year agreements, 30-year easements, and permanent easements. Although specific land-use practices are limited, landowners retain private ownership of the property.

Details and Limitations

Landowners continue to control access to the land and may lease the land for recreational activities (e.g. hunting or fishing). At any time, landowners can request additional activities be considered if they are compatible with the protection and enhancement of the wetland (e.g. cutting hay, grazing livestock, harvesting wood, etc.).

Average project cost per acre is approximately \$1,100.

There is no federal limitation on the number of acres that can be offered for the program, but the state may impose limitations.

Landowner Initiation

Landowners can apply to their local NRCS office at any time (continuous basis) or can find an application on the web at: <http://forms.sc.egov.usda.gov/eforms/formsearchservlet>. In the form that appears, enter "Natural Resources Conservation Service" in the Agency Field and enter "Wetland Reserve Program" in the Program Field.

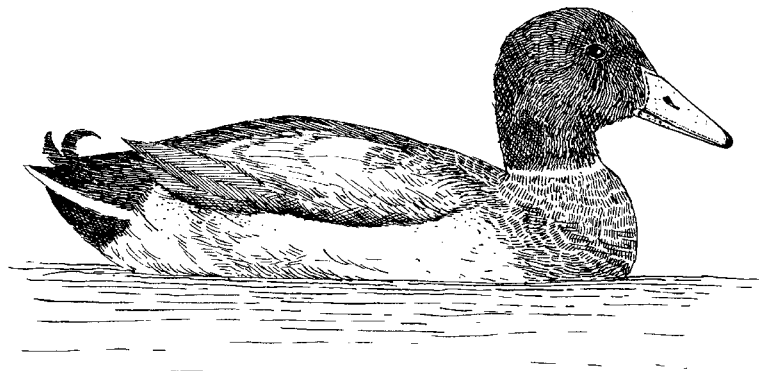
Eligibility

Landowners must own the property for at least 12 months prior to enrollment. The landowner may be immediately eligible if: 1) they inherited the land, 2) they exercised their right of redemption after foreclosure, or 3) they can prove they didn't obtain the land exclusively to enroll it in WRP.

In general, "wealthy" landowners are barred from participation. "Wealthy" is defined by IRS criteria (see your NRCS agent for details).

The land must be restorable and suited for wildlife benefits and typically contain wetlands (or converted wetlands) that have been or are farmed or in pasture, riparian areas, or restored wetlands that need protection.

Lands are ineligible if the wetlands were converted after December 23, 1985 or if timber stands were established by other federal incentive programs like the Conservation Reserve Program.





WILDLIFE HABITAT INCENTIVES PROGRAM (WHIP)



Administrative Sponsor	Funding Sponsor
Natural Resources Conservation Service	Natural Resources Conservation Service

Incentive Type

- Cost-share payments
- Technical assistance

Description

Encourages the creation, maintenance, and protection of significant, high quality wildlife habitats with a focus on habitats supporting rare or declining species. A list of rare or declining species is available for free online at www.georgiawildlife.com or from the Georgia Natural Heritage Program (GA DNR); 2117 US Hwy 278, SE; Social Circle, GA 30025.

Benefits to Landowner

Money to implement habitat improvement or protection. In-kind and technical assistance in the form of a wildlife habitat plan, monitoring practices, reviewing management guidelines, providing basic biological and engineering advice.

Costs to Landowner

Landowners or some other non-federal source must pay for 25% of the cost of the management and protection mechanisms implemented. Although landowners continue to retain private ownership of the land, they voluntarily limit certain uses of the property for a given period of time.

Covenant

Variable. Usually five to ten years, with a maximum around 15 years. Agreements for less than five years are possible if emergency practices are necessary. NRCS provides greater cost-share assistance to landowners entering into agreements lasting for 15 years or more.

Details and Limitations

Federal regulations place no limits on the number of acres enrolled or amount of payments made, although the states may place limits.

Priority habitat types include: Longleaf pine ecosystems, early successional plant habitats, and habitats of special concern (riparian habitats, habitats of rare species, isolated wetlands, etc.).

Landowner Initiation

Landowners can apply to their local NRCS office at any time (continuous basis) or can find an application on the web at: www.sc.egov.usda.gov In the form that appears, enter "Natural Resources Conservation Service" in the Agency field and enter "Wildlife Habitat Incentives Program" in the Program field.

Eligibility

Privately owned lands, some state and local government properties, and individuals that either lease land or can provide proof of control of the land. Lands already enrolled in other Farm Bill programs are generally not eligible. There are regulations being developed that restrict "wealthy" landowners from participating ("wealth" being defined by IRS standards). Contact your local NRCS office for more details (see Appendix for listing).

WILDLIFE INCENTIVES FOR NONGAME AND GAME SPECIES (Project WINGS)

Administrative Sponsor	Funding Sponsors	Program Sponsors	
Two Rivers RC&D Council Natural Resources Conservation Service	Georgia Power Company Georgia Transmission Corporation Georgia Forestry Commission Municipal Electric Authority of Georgia Atlanta Gas Light Company	Audubon Society, Atlanta Chapter GA DNR Wildlife Resources Division Georgia Wildlife Federation Quail Unlimited	The Georgia Conservancy Quality Deer Management Association The Georgia Conservancy Soil & Water Conservation Commission

Incentive Type

- Technical assistance
- Financial assistance

Description

This incentive provides cash grants up to \$1,350 over three years along with wildlife planning assistance to groups or individuals interested in managing electrical or gas transmission rights-of-way for a period of three years.

The purpose of this incentive is to promote healthy wildlife habitat while ensuring that tall or shrubby vegetation does not encroach on the rights-of-way, potentially damaging power and gas lines and disrupting service.

Benefits to Landowner

Grant recipients not only receive technical assistance in developing a wildlife plan, but are partially reimbursed for expenses incurred in implementing the management practices. Participants can either implement the management practices themselves or they can hire someone else to do the work.

Costs to Landowner

Project WINGS offers performance-based grants where participants pay for the initial costs of implementing management practices, but are later reimbursed up to the dollar amount awarded. Participants are not required to provide receipts for work performed. Grants are usually paid within 60 days following the completion of work.

Covenant

Participants must maintain the practices for a period of three years.

Details and Limitations

Applications are accepted by NRCS offices from May 15 through July 15 of each year. Grants are awarded competitively. Payment rates are per acre and are based on the following management activities: \$60 for controlling vegetation by disking or chemical control and \$100 for planting annual or permanent species.

In the first year, payments cannot exceed \$100 per acre; in the second year, participants are paid a flat rate of \$35 per acre; and for the third year, there are no payments.

Landowner Initiation

Contact your local NRCS office (see the appendix for a listing).

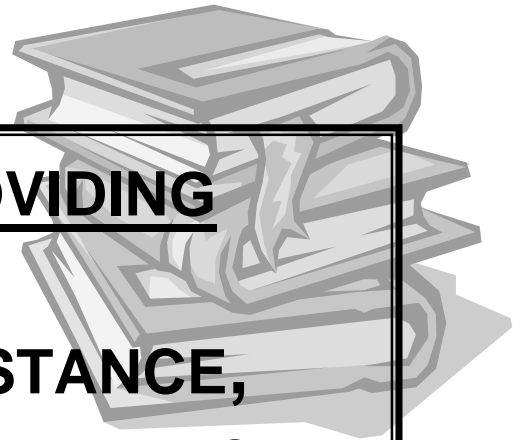
Eligibility

Landowners, leaseholders, hunting clubs, wildlife organizations, government entities, and others committed to managing rights-of-way for wildlife.



PROGRAMS PROVIDING

**TECHNICAL ASSISTANCE,
TRAINING, PLANNING, ETC.**





ADOPT-A-STREAM (AAS)

Administrative Sponsor	Funding Sponsor
GA DNR Environmental Protection Division	GA DNR Environmental Protection Division Environmental Protection Agency 319(h) funds

Incentive Type

- Technical assistance

Description

The Georgia Adopt-A-Stream program is part of the DNR Environmental Protection Division. It provides the infrastructure under which landowners, educators, and community organizers assess and monitor streams, lakes, wetlands, and coastal waters in their area. Personnel from Adopt-A-Stream conduct workshops, help acquire monitoring kits for biological and chemical monitoring, and accept, assemble, and disseminate data collected by Adopt-A-Stream groups.

If you are interested in taking an active role in monitoring and protecting waterways and wetlands in your area, you can contact this agency and receive free training and assistance in getting your program started. More information on the AAS can be found online at: <http://www.riversalive.org/aas.htm>.

Benefits to Landowner

Participants are trained in how to assess the quality of water through engaging hands-on activities. Emphasis is placed on taking a comprehensive watershed systems approach, integrating the physical, chemical, and biological characteristics of healthy aquatic systems and the impact of land-use decisions.

Costs to Landowner

The group is sometimes responsible for paying for the costs of kits or reagents and nets. Opportunities are available for education-based programs to subsidize the costs of kits for testing water quality.

Covenant

There is no covenant associated with this program.

Details and Limitations

Adopt-A-Stream offers training and manuals for Watershed Assessments, Visual Stream Surveys, Biological Monitoring, and Chemical Monitoring. This program is available for streams, creeks, rivers, and lakes, as well as freshwater and coastal wetlands.

Landowner Initiation

Simply contact Georgia Adopt-A-Stream; Suite 101; Atlanta, GA 30354 or call 404.675.1639. More information on the program can be found online at: <http://www.riversalive.org/aas.htm>.

Eligibility

Anyone is eligible for this program. Landowners are encouraged to monitor waterways on their own property as well as the local watershed.



CONSERVATION OF PRIVATE GRAZING LANDS (CPGL)



Administrative Sponsor
Natural Resources Conservation Service



Incentive Type

- Technical assistance

Description

This is a 2002 Farm Bill initiative that supports the national efforts of the Grazing Lands Conservation Initiative (GLCI). The GLCI promotes technical assistance, research, and education activities on grazing lands. In its support of the GLCI, the CPLG provides landowners and managers with the technical background needed to address natural resource concerns while enhancing economic and social benefits of grazing.

Benefits to Landowner

Information and recommended approaches for maintaining and improving grazing lands, implementing management technologies and sustainable systems, improving fish and wildlife habitats, enhancing recreational opportunities and aesthetic character of land, and encouraging diversification. Technical assistance may include the design of conservation practices, identifying management alternatives, and other activities.

Costs to Landowner

Since this initiative only provides technical assistance, there are effectively no costs to the landowner for participating in the program. Since there are no financial incentives with this program, the landowner is responsible for any management activities they elect to implement.

Covenant

There is no covenant associated with this program.

Details and Limitations

No financial assistance is provided as part of this program. Landowners are not obligated to implement recommended management activities.

Landowner Initiation

Contact your local NRCS office (see Appendix for a listing). For more information, check out the NRCS website: www.nrcs.usda.gov.

Eligibility

All landowners and managers of private grazing lands are eligible.

FARM ASSESSMENT SYSTEM (FARM*A*SYST)

Administrative Sponsor	Funding Sponsor
UGA Cooperative Extension Service	Georgia DNR, Pollution Prevention Assistance Division

Incentive Type

- Technical assistance and information

Description

The Georgia Farm Assessment System is a series of self-assessments which help farmers and rural residents address specific concerns related to preventing pollution. The assessments let individuals evaluate their farm and operation practices and provide valuable information that is used to create an action plan and target high-risk areas. Information from the assessment never has to leave the farm. If assistance is needed, a professional from one of the partnership organizations can conduct an on-site assessment or provide technical assistance.

Benefits to Landowner

This program allows landowners to become voluntarily environmentally proactive in managing their farm for pollution prevention. Water quality is improved not only on the farm, but also in the adjacent streams, rivers, and groundwater recharge areas.

Costs to Landowner

There is no charge to the landowner to fill out the self-assessments that take less than 30 minutes to complete. Technical assistance is free as well. The only costs are associated with the practices you elect to implement on your farm. Many of these costs are small and "up-front" and often prevent serious costly problems down the road.

Covenant

There is no covenant for this program.

Details and Limitations

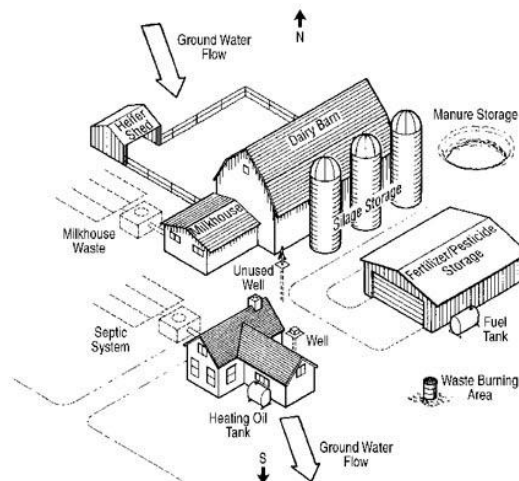
The assessments cover a number of issues, including: animal production, crop production, water quality, drinking water well condition, management of irrigation systems, pesticide storage and handling, petroleum storage and handling, and composting poultry mortalities.

Landowner Initiation

Contact the UGA Cooperative Extension Service at 706.542.7661 or contact your local office of the Natural Resources Conservation Service (see Appendix for listings).

Eligibility

Any landowner is eligible to receive an assessment form.



FOREST STEWARDSHIP PROGRAM (FSP)



Administrative Sponsor	Funding Sponsor
Georgia Forestry Commission GA DNR Wildlife Resources Division	US Forest Service

Incentive Type

- Technical assistance

Description

Based on the landowner's objective for their property, a "Forest Stewardship Plan" is developed that takes into consideration timber values and growth, soil and water conservation, recreation, aesthetics, and wildlife conservation.

A typical Forest Stewardship Plan will include topographic maps, aerial photographs, soil maps, wetlands areas, lists of rare, threatened, or endangered species, and specific recommendations to enhance recovery. Also provided are summaries of forest products market information, relevant regulations regarding wetlands and highly erodible soils, Best Management Practices, and Streamside Management Zones.

Timber resources are evaluated and designated into stands based on ages, structure, or origin. The condition and volume of trees in stands is determined and used to project probable growth estimates and to make suggestions for timing thinning and harvest cuts. The plan also addresses insect and disease hazard reduction, prescribed fire recommendations, etc.

The plan is developed by a suite of resource experts, including staff from the Georgia Forestry Commission, Department of Natural Resources, University of Georgia Cooperative Extension Service, Natural Resources Conservation Service, Farm Service Agency, and US Forest Service, as well as private forestry and natural resource consultants. Development of a Forest Stewardship Plan (or a plan that meets those standards) is necessary to qualify for another incentive program, the Forest Lands Enhancement Program (FLEP), that provides cost-sharing support for recommended management activities. See the description of the Forest Lands Enhancement Program on page 13.

Benefits to Landowner

Landowners are provided with technical expertise on all aspects of forest management, from the development of priorities through to the specifics of various management techniques. Forest professionals assess the current state of the timber, wildlife, soil, water, recreational, and aesthetic resources of the property and determine various courses of action landowners can take to achieve their objectives for their property. Landowners that prove to be exceptional stewards are rewarded with a plaque and a sign they can post on their property.

Costs to Landowner

Landowners will have to pay for any management activities they elect to implement on their property. This program does not directly provide funds for the management recommendations it provides. Landowners with a Forest Stewardship Plan will be eligible for FLEP cost-share payments.

Covenant

None. Landowners are not obligated to follow the recommendations established by the Forest Stewardship Program.

Details and Limitations

Industrial forestlands are not eligible. Parcels under ten acres are typically not eligible (although an appeal process exists) and there are no maximum acreage limitations.

Landowner Initiation

Landowner's can contact the Georgia Forestry Commission or the Georgia Department of Natural Resources (see appendix for listings).

Eligibility

Landowners with at least ten acres of non-industrial forests.

PROGRAMS PROVIDING

TAX INCENTIVES

BARGAIN SALE OF PROPERTY

Administrative Sponsor	Funding Sponsor
Variable	Variable

Incentive Type

- Tax relief
- Revenue / Proceeds

Description

A bargain sale of property is when landowners sell their property for less than market value to a government agency or non-profit organization. The difference between the market price and the sale price is considered a charitable deduction by the IRS (for federal income tax purposes). Since the Georgia income tax return is based on your federal return, the savings translates over to state income taxes too.

Normally, one would expect that landowners that sell their property for less than its market price would make less money on the sale. Surprisingly, however, it is not uncommon for landowners to actually make the same amount of money as a full-market price sale once you consider the savings in taxes and commissions. Consult with your tax accountant to obtain the maximum tax benefit.

Benefits to Landowner

Landowners that sell their properties below fair market value can appreciate tax savings while advancing their objectives for the protection of the property.

Costs to Landowner

Landowners may not realize the full profit potential from the sale of the property.

Covenant

As with most land sales, they are permanent.

Details and Limitations

Variable.

Landowner Initiation

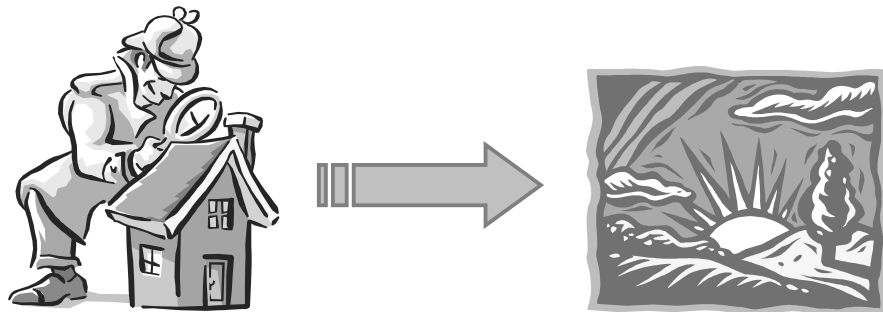
Landowners only need to partner with an organization willing to purchase their property.

Eligibility

Essentially any landowner can enjoy tax savings for a bargain sale of property.

Examples and Special Cases:

A special case: The "Trade Land." Some conservation organizations are willing to purchase lands that do not have significant natural values (e.g. an urban duplex apartment) with the intent of using the proceeds of the future sale of the property to acquire a piece of property that does have significant ecological value. In other words, a conservation-minded landowner that owns an apartment might be willing to sell it to a conservation organization at a bargain. The landowner gets some tax savings and avoids having to pay commissions and therefore realizes a decent return and the conservation organization later sells the apartment and uses the proceeds to buy some really valuable habitat.



CONSERVATION EASEMENT

Administrative Sponsor	Funding Sponsor
Variable	Variable

Incentive Type

- Technical assistance
- Tax relief
- Land protection assistance

Description

A conservation easement is a legal agreement between a landowner and a qualified conservation organization or a state agency which places limitations on the development on your property. Easements are a flexible tool used to protect your property and to help you keep the land in your family. Since you help write the easement, you can choose which rights are to be restricted. Some want their land entirely natural, while others may want to reserve the right to build a house on one part of the property or maybe harvest trees from time to time.

Benefits to Landowner

Easements provide legal protection for a cherished piece of property and can provide tax relief as well. Tax relief is available to landowners that donate (at least a portion of) the value of a permanent easement to a conservation organization or a government agency. Landowners can enjoy a reduction in federal and state income taxes, estate taxes, and ad valorem (or property) taxes. For estate taxes, some landowners may be able to exclude up to 40% of the value of the easement when assessing estate tax liabilities.

Costs to Landowner

Landowners may be responsible for many of the "due diligence" costs associated with land deals (e.g. surveys, assessments). Because easements restrict the use of land, landowners may also lose development potential on the property. Landowners may also be asked to provide the easement holder with a stewardship endowment that supports the organization defending the easement.

Covenant

Although it is possible to develop a temporary conservation easement, benefits from tax relief are only achieved by developing a permanent conservation easement that is appurtenant, or "runs with the land."

Details and Limitations

Eligible lands must be relatively natural, historically significant, or hold significant aesthetic or recreational value.

Landowner Initiation

For additional information, contact the Georgia Land Trust Service Center (706.546.7507) or any of the land trusts operating in the state (see Appendix for a listing).

Eligibility

Landowners, either private or corporate.



CURRENT USE VALUATION OF CONSERVATION USE PROPERTY (CUVA)

Administrative Sponsor	Funding Sponsor
Local Tax Assessor	Local Tax Assessor

Incentive Type

- Tax relief

Description

Certain properties like agricultural lands, forested lands, and environmentally sensitive areas may be eligible for reduced tax rates through CUVA. These properties are assessed according to soil type, acres, and productivity instead of being assessed by fair market values.

Benefits to Landowner

Landowners enjoy a reduced ad valorem tax rates for their properties.

Costs to Landowner

There are no direct costs to the landowner for entering into a CUVA covenant for forested lands or agricultural lands. There may be costs, however, for landowners entering into a CUVA covenant for environmentally sensitive land due to the specific DNR regulations. Therefore, even if you do have environmentally sensitive lands (e.g. have rare species on your property), it may be wise to seek a CUVA contract under the forest lands provisions so that you can avoid these extra costs.

Covenant

Landowners must promise to maintain their lands in the designated use (agriculture, forestry, or environmentally sensitive) for a period of ten years.

Details and Limitations

You may enter up to 2,000 acres in this program. Current Use Valuation is determined by a formula which considers the income potential of your land based on soil productivity and market sales. Prior to Current Use Valuation, fair market values were the only standard for property assessment. There are significant penalties for landowners that break the covenant before the end of the ten-year period.

Landowner Initiation

Apply to your local tax assessor for enrollment and more information. The sign-up period typically begins in January.

Eligibility

Most landowners are eligible.



GENERAL PROPERTY EXCHANGE (1031 EXCHANGE)

Administrative Sponsor	Funding Sponsor
Local Government	Variable

Incentive Type

- Tax relief
- Land protection assistance

Description

Section 1031 of the IRS Code allows landowners to exchange property for other "like-kind" property without having to realize capital gains on the transaction.

Benefits to Landowner

Landowners are able to both protect significant natural areas and generate income by extracting resources.

Costs to Landowner

Landowners should seek legal and financial consultation.

Covenant

Property exchanges are permanent.

Details and Limitations

Like-kind exchanges are somewhat complicated and require you to follow a suite of IRS regulations. Participating in these exchanges does not release the landowner from paying capital gains, but does defer payment.

Landowner Initiation

Contact the Georgia Department of Natural Resources, Real Estate Unit (404.656.5165), the Georgia Land Trust Service Center (706.546.7507), The Nature Conservancy of Georgia (404.873.6946), or your local realtor for more information.

Eligibility

Essentially any landowner can perform a 1031 "Like-Kind" Exchange.

Example:

Mr. Smith owns a piece of land that has significant natural values, but also has valuable timber. A non-profit organization may be willing to purchase a second piece of timberland (that does not have important natural values) and to trade that piece of land for Mr. Smith's property. In this exchange, Mr. Smith has access to the timber resource and is able to protect a unique natural area.

PREFERENTIAL ASSESSMENT FOR AGRICULTURAL AND FORESTRY PROPERTIES

Administrative Sponsor	Funding Sponsor
Local Tax Assessor	Local Tax Assessor

Incentive Type

- Tax relief

Description

This program is aimed at benefiting small family farmers and tree growers who have long range plans to continue these uses. Keep in mind that this program relies on the Fair Market Value, which favors highest and best use assessments.

Benefits to Landowner

Tax relief by assessing property value at the "Preferential Appraised Value" which is 75% of Fair Market Value.

Costs to Landowner

Aside from dedicating your property to an eligible use (e.g. growing crops or orchards), there are no direct costs associated with this program.

Covenant

You must dedicate the land to an eligible use for a period of ten (10) years.

Details and Limitations

Usually your property is assessed as a percentage of Fair Market Value (specifically 40%). When enrolled in this program, your property is assessed at Preferential Appraised Value (which roughly translates to being assessed at only 30% Fair Market Value). You may enter up to 2,000 acres into the program (your residence is excluded). There are penalties if the covenant is broken and the land use changes.

Landowner Initiation

Apply to the local board of tax assessors for enrollment. Contact you county tax assessor's office for details. Sign up typically begins in January.

Eligibility

Essentially any landowner practicing agricultural or forestry practices is eligible for the program.



PROPERTY DONATION

Administrative Sponsor	Funding Sponsor
Variable	Variable

Incentive Type

- Tax relief
- Land protection assistance

Description

Donating property to a government agency or conservation organization provides you with a number of tax breaks, including federal and state income taxes and capital gains taxes.

Benefits to Landowner

Landowners receive significant tax deductions for donating property that can amount to 30% AGI (adjusted gross income) over six years.

Costs to Landowner

The landowner foregoes revenue from the sale of property.

Covenant

Property donations are permanent.

Details and Limitations

It is important to coordinate your donation, since not all agencies and organizations are prepared to accept your property. Even if your property does not have significant natural values, like an abandoned shack on an old cotton field, the agency or conservation organization could use that property as a "trade" land and sell it, using the proceeds to purchase other more significant lands. See more information about General Property Exchange on page 36 and Bargain Sale on page 33.

Landowner Initiation

Landowners should contact the agency or organization they intend to donate property to. They will help you structure your donation and ensure that you receive the tax deductions you seek.

Eligibility

Essentially any landowner can donate property.

Special Cases:

There are several ways to donate property. Each provides somewhat different benefits for landowners. Some of the specialized ways of donating land is through what is called a "Remainder Interest" or "Retained Life Estate" and a "Charitable Gift Annuity."

The Retained Life Estate arrangement allows you to continue to live on the property that you donate while also being able to enjoy tax deductions. Although you are permitted to live on the property, there are typically restrictions on any uses that might degrade the natural values of the property. See page 39 for more information.

A "Charitable Gift Annuity" allows you to receive regular annuity payments (for the rest of your life) based on the property that you donate.

RETAINED LIFE ESTATE

Administrative Sponsor	Funding Sponsor
Variable	Variable

Incentive Type

- Tax relief

Description

Many people are familiar with the fact that a landowner can give a gift of land by will, an act called a legacy or bequest. Unfortunately, landowners that give land by will are unable to enjoy any tax savings for their donation.

To counter this problem, the IRS made it possible for landowners to enter into a Retained Life Estate. Under this incentive, the landowner formally donates the property to an agency or organization and is able to enjoy tax savings for the donation and is still able to retain possession of the property for the rest of their life. In fact, landowners can even specify that they retain the property for the rest of their life and for the lifetime of another person too, like a spouse. This arrangement is often called an "estate *per autre vie*."

Under this incentive, a landowner can donate a property to a government agency or non-profit organization, ensure that it will be protected, enjoy income tax savings, and is still able to retain possession of the property.

Benefits to Landowner

In donating the land to an appropriate organization, landowners can be assured that their property will be protected in a natural state. Moreover, they are able to enjoy tax savings for their donation and are able to use the property for as long as they live.

Costs to Landowner

Landowners are still responsible for taxes, maintenance, and management of the property, just as though it were theirs.

Covenant

Once the donation is officially made, it becomes permanent. The duration of the Retained Life Estate, the length of time you or someone you designate can retain possession of the property, is variable.

Details and Limitations

The amount of tax savings you enjoy is based on IRS standards.

Landowner Initiation

Landowners should contact a government agency, a non-profit organization, or the Georgia Land Trust Service Center (706.546.7507) to discuss this option.

Eligibility

Anyone that owns property can donate and any government agency delegated to hold property or any IRS-qualified non-profit organization can receive the property.



OTHER PROGRAMS

**LAND PROTECTION ASSISTANCE
RECOGNITION
REGULATORY RELIEF
SALES REVENUE**



EASEMENT WITH A WETLAND MITIGATION BANK

Administrative Sponsor	Funding Sponsor
Commercial wetland mitigation bankers Consultants	Commercial wetland mitigation bankers Consultants

Incentive Type

- Land protection assistance
- Revenue / proceeds
- Habitat restoration

Description

Whenever developers destroy wetlands, they are legally required to mitigate for those damages by protecting or restoring wetlands elsewhere. Instead of taking on the responsibility of finding and restoring wetlands themselves, developers can hire commercial wetland mitigation banks or consultants to perform these services.

How do landowners fit into this process? If you have degraded wetlands, you can essentially offer to sell a conservation easement on your wetlands and the mitigation credits it contains to either a commercial mitigation banker or to a consultant specializing in mitigation banking.

The mitigation banker or consultant will pay you to restore your wetlands and will put the wetlands under permanent protection.

Benefits to Landowner

You can either sell the property outright or you can simply sell a conservation easement on a portion of your property along with the mitigation credits. If you sell just an easement, then you will still own the property and will be able to use it, enjoy it, and restrict access to it, much like you used to. However, you will never be able to develop that portion of your property to its full potential.

Costs to Landowner

There are few direct costs to the landowner for entering into this agreement outside getting legal and financial counsel and perhaps due diligence for the sale.

Covenant

The covenant for wetland mitigation easements is permanent and runs with the land.

Details and Limitations

Many mitigation bankers are looking for wetlands that have been impacted or destroyed so they can generate mitigation credits for restoring them. The Georgia Wetlands Trust Fund works slightly differently and seeks intact, well-managed wetlands to preserve.

Landowner Initiation

For more information, contact the Georgia Wetlands Trust Fund at 706.546.7507. The Trust Fund can direct you to the appropriate wetland mitigation bank.

Eligibility

Nearly any landowner with sizeable acreage in wetlands on their property is eligible.





FARM AND RANCH LANDS PROTECTION PROGRAM (FRPP)



Administrative Sponsor	Funding Sponsor
Natural Resources Conservation Service	Natural Resources Conservation Service

Incentive Type

- Land protection assistance
- Revenue / Proceeds

Description

Although the primary purpose of this program is designed to help farmers and ranchers keep their lands in agriculture, its conservation significance is based in the program's focus on stabilizing highly erodible lands and areas of historic or archeological importance.

In this program, landowners sell a conservation easement to State or local governments or non-profit organizations. The conservation easement restricts the development of the property to only agricultural purposes. A conservation plan is developed and implemented for any highly erodible lands on the property.

It is strongly recommended that you review the description of "Conservation Easements" found on page 34.

Benefits to Landowner

This program may prove useful for landowners wanting to maintain their properties in agriculture. Landowners are still able to own, use, and enjoy properties under this program. Development on the property is restricted by the easement. Some landowners may enjoy an additional reduction in property taxes and some will receive income from selling the development rights of the property.

Costs to Landowner

The landowner may elect to donate up to 25% of the value of the easement to the agency or organization willing to hold the easement.

Covenant

Although the minimum covenant for conservation easements is 30 years, applications for permanent easements are given priority.

Details and Limitations

The FRPP share of the easement cost cannot exceed 50% of the appraised fair market value of the easement. The landowner can only donate up to 25% of the value of the easement and the government agency or organization that acquires and maintains the easement on the property must come up with the remaining 25% cost for the easement.

Landowner Initiation

Landowners must submit an application to State or local governments or non-profit organizations that have an existing farmland protection program. Applications are available at your local office of the Natural Resources Conservation Service (see the Appendix for listing). For more information, check out the NRCS website: www.nrcs.usda.gov.

Eligibility

Lands must satisfy the following criteria: 1) contain prime soils or historical significance, 2) be included in a pending offer with the easement buyer, 3) be privately owned, 4) be covered by a conservation plan for highly erodible lands, 5) be large enough to sustain agricultural production, 6) be accessible to markets, and 7) be surrounded by parcels that can support long-term agricultural production.

FIVE-STAR RESTORATION CHALLENGE GRANTS



Administrative Sponsor	Funding Sponsor
National Fish and Wildlife Foundation	Variable

Incentive Type

- General financial support
- Land protection assistance

Description

Unlike most of the programs identified in this booklet, this one is oriented somewhat less toward private landowners and more toward community conservation efforts. It provides modest financial assistance on a competitive basis to support community-based efforts to restore wetland, riparian, and coastal habitats and foster stewardship efforts through education, outreach, and training activities.

The kinds of partners that the grant program tries to pull together include schools, youth groups, local governments, local businesses or corporations, conservation organizations or local citizens groups, state and federal resource management agencies, and foundations or other funding agencies.

Preference is given to projects that are 1) part of a larger watershed or community stewardship effort, 2) include long-term management and protection efforts, and 3) demonstrate innovative, collaborative approaches to restoring these habitats.

Benefits to Landowner

Despite this "community" orientation, private landowners can benefit. If, for example, they own wetland property in need of some restoration and the local government or community groups have an interest in improving wildlife habitats, then a landowner may be able to benefit.

Costs to Landowner

Due to the flexible nature of this grant program, the costs to the landowner are variable and dependent on the activities undertaken by the community group.

Covenant

There is no covenant.

Details and Limitations

Grant awards are between \$5,000 and \$20,000 and average \$10,000.

Landowner Initiation

Individual landowners cannot apply directly, but are encouraged to facilitate a conservation project through a local community group.

Eligibility

These grants are targeted for affiliated organizations, such as non-profit groups and local governments.

Note:

The National Fish and Wildlife Foundation is not a government agency. It is a private non-profit organization that was established by Congress in 1984 to conserve fish, wildlife, plants, and habitats. The Foundation creates partnerships between the public and private sectors and helps to deliver funds between them.



NATIONAL NATURAL LANDMARK (NNL)



Administrative Sponsor	Funding Sponsor
U.S. Park Service	U.S. Park Service

Incentive Type

- Recognition / Appreciation

Description

This program identifies and recognizes nationally significant natural areas throughout the country and encourages their continued preservation. Note: land acquisition by the federal government is not a goal of this program.

Benefits to Landowner

Landowners may receive recognition for their wise stewardship of nationally significant natural resources and may be able to acquire additional technical assistance to help manage the resource.

Costs to Landowner

There are no costs or obligations to the landowner.

Covenant

There is no defined covenant for this program.

Details and Limitations

Once a site has been nominated, the Park Service contacts the landowners and requests permission to have the site considered for possible inclusion into the National Natural Landmarks program and visit the site to have it evaluated.

Landowner Initiation

Anyone can nominate a site for inclusion into the National Natural Landmarks program, but landowner approval is necessary to actually be recognized.

Contact the: National Park Service; Atlanta Federal Center; Building 1924; 100 Alabama St. NW; Atlanta, GA 30303; Phone: 404-562-3113, ext. 509.

Eligibility

Essentially any landowner of significant natural areas is eligible.



SAFE HARBOR PROGRAM

Administrative Sponsor	Funding Sponsor
U.S. Fish and Wildlife Service National Marine Fisheries Service	U.S. Fish and Wildlife Service National Marine Fisheries Service

Incentive Type

- Technical assistance
- Regulatory relief

Description

Landowners willing to create safe harbors for rare species are protected from intense regulatory restriction as a consequence of performing good stewardship. The purpose of this program is to encourage you to implement management practices as part of your normal activities that might result in the colonization of rare species. The program assures that you will not face further restriction of resource use on your property. Baseline management responsibilities must be maintained, meaning that the initial protected species population or designated amount of habitat must be maintained.

Benefits to Landowner

You are allowed to proceed with your activities even if it results in potential harm to a rare species. You are also assured exemption from future restrictions on resource use and from future regulation under Section 9 of the Endangered Species Act. Incidental take is limited to protected species in excess of the baseline.

Costs to Landowner

Variable. Cost depends on the management practices you implement.

Covenant

Variable. Covenants can be long or short term. Voluntary agreement can typically be terminated with 60 days notice.

Details and Limitations

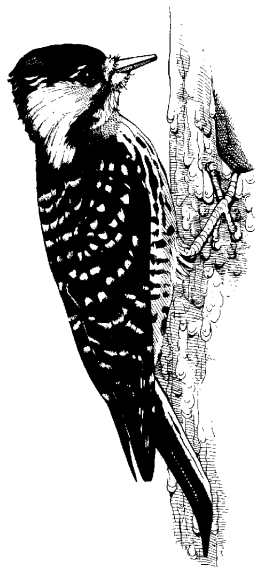
Safe harbor is most beneficial over the long run when practiced over several properties across a landscape. Individual agreements are strengthened by participation and understanding of adjacent landowners.

Landowner Initiation

Contact the office of the U.S. Fish and Wildlife Service located in your area (see Appendix for listing).

Eligibility

Private landowners are eligible.



APPENDICES

LIST OF ACRONYMS

1031 Exchange General Property Exchange under the provisions of IRS Code Section 1031

AAS Adopt-A-Stream

BQI Bobwhite Quail Initiative

CCRP Continuous Conservation Reserve Program

CPGL Conservation of Private Grazing Lands

CRP Conservation Reserve Program

CSP Conservation Security Program

CUVA Current Use Valuation of Conservation Use Property

DNR Department of Natural Resources

ECP **Emergency Conservation Program**

EQIP Environmental Quality Incentives Program

Farm*A*Syst Farm Assessment Program

FLEP Forest Land Enhancement Program

FLP Forestry Legacy Program

FRPP Farm and Ranch Lands Protection Program

FSA Farm Services Agency

FSP Forest Stewardship Program

GA DNR Georgia Department of Natural Resources

GRP Grassland Reserve Program

HEL Highly Erodible Lands

HCP Habitat Conservation Plan

LIP Landowner Incentive Program

NNL National Natural Landmark

NRCS Natural Resources Conservation Service

PFW Partners for Fish and Wildlife

RC&D Resource Conservation and Development Council

SCCi Southeastern Cave Conservancy, Inc

TDR Transfer Development Rights

UGA University of Georgia

USDA U.S. Department of Agriculture

USFS U.S. Forest Service

USFWS U.S. Fish and Wildlife Service

WHIP Wildlife Habitat Incentives Program

WINGS Wildlife Incentives for Nongame and Game Species

WRD Wildlife Resources Division

WRP Wetlands Reserve Program

MATRIX OF PROGRAMS BY TARGET RESOURCES

Reference various target resources along columns and the incentives that address those resources along rows.
Also note that the page numbers for the conservation incentives are presented in parentheses.

CONSERVATION INCENTIVE (Page number)	TARGET RESOURCE									
	Rare Species	Habitat Protection	General Wildlife	Game Wildlife	Water Quality	Soil Erosion	Agriculture / Livestock	Forestry	Other	
Adopt-A-Stream (28)	-	X	X	-	X	X	-	-	-	
Bargain Sale (33)	X	X	X	X	X		X	-	X	
Bobwhite Quail Initiative (5)	-	X	X	X	X	X	-	-	-	
Coastal Program (6)	-	X	X	-	X	-	-	-	-	
Conservation Easement (34)	X	X	X	X	X	-	X	X	X	
Conservation Lease (7)	X	X	X	-	X	X	X	-	-	
Conservation of Private Grazing Lands Program (29)	-	X	X	-	X	X	-	-	-	
Conservation Reserve Program (8)	-	X	X	X	X	-	X	X	-	
Conservation Security Program (9)	X	X	X	-	X	X	X	-	-	
Current Use Valuation Assessment (35)	-	-	X	-	-	-	X	X	X	
Easement with a Mitigation Bank (41)	X	X	X	-	X	X	-	-	-	
Emergency Conservation Program (10)	X	X	X	X	X	X	X	-	X	
Environmental Quality Incentives Program (11)	X	X	X	X	X	X	-	X	-	
Farm and Ranch Lands Protection Program (42)	-	-	-	-	-	X	X	-	-	
Farm Assistance System (30)	-	-	-	-	X	X	X	-	X	
Fish Stocking of Private Ponds (12)	-	-	-	X	-	-	-	-	-	
Five-Star Restoration Challenge Grants (43)	-	X	X	-	-	X	-	-	-	
Forest Lands Enhancement Program (13)	-	X	X	X	X	-	-	X	X	
Forest Legacy Program (14)	X	X	X	X	X	-	-	-	-	
Forest Stewardship Program (31)	X	X	X	X	X	-	-	X	X	
General Property Exchange (36)	X	X	X	X	-	-	X	-	-	
Grassland Reserve Program (15)	-	X	X	-	-	-	X	-	-	
Habitat Conservation Plan (16)	X	X	X	-	X	-	-	-	-	
Landowner Incentive Program (17)	X	X	-	-	-	-	-	-	-	
National Natural Landmark (44)	X	X	X	-	-	-	-	-	X	
Partners for Fish and Wildlife (18)	X	X	X	-	X	X	X	-	X	
Preferential Assessment (37)	-	-	-	-	-	-	X	X	X	
Private Stewardship Conservation Grant (19)	X	X	-	-	-	-	-	-	-	
Private Stewardship Grants Program (20)	X	X	-	-	-	-	-	-	-	
Property Donation (38)	X	X	X	X	X	-	X	-	-	
Retained Life Estate (39)	X	X	X	X	X	-	-	-	X	
Safe Harbor Program (45)	X	X	X	-	-	-	-	-	-	
Southeastern Cave Conservancy (21)	X	X	X	X	X	X	-	-	X	
Transfer Development Rights (22)	X	X	X	X	-	-	-	-	X	
Wetlands Reserve Program (23)	-	X	X	X	X	X	-	-	-	
Wildlife Habitat Incentives Program (25)	X	X	X	X	-	-	-	-	-	
Wildlife Incentives for Nongame & Game Species (26)	X	X	X	X	X	X	-	-	X	

MATRIX OF PROGRAMS BY PRIMARY BENEFIT

Reference various types of incentives along rows and the conservation programs along columns. Also note that the page numbers for incentives are presented in parentheses. Bear in mind that many of these programs provide several secondary benefits that might not be noted here. For example, many provide official recognition for participation in a program by posting signs, articles in newspapers, plaques, or award ceremonies.

CONSERVATION INCENTIVE (Page number)	INCENTIVE TYPE								
	Technical assistance	Cost-share payments	General financial assistance	Tax relief	Regulatory relief	Land protection assistance	Management assistance	Revenue / Proceeds	Other (unspecified here)
Adopt-A-Stream (28)	X	X	-	-	-	-	-	-	-
Bargain Sale (33)	-	-	-	X	-	-	-	X	-
Bobwhite Quail Initiative (5)	X	X	-	-	-	-	-	-	-
Coastal Program (6)	X	X	X	-	-	-	-	-	X
Conservation Easement (34)	X	-	-	X	-	X	X	X	X
Conservation Lease (7)	-	-	-	-	-	X	X	X	-
Conservation of Private Grazing Lands Program (29)	X	-	-	-	-	-	-	-	-
Conservation Reserve Program (8)	X	X	-	-	-	-	-	X	X
Conservation Security Program (9)	-	X	-	-	-	-	-	-	X
Current Use Valuation Assessment (35)	-	-	-	X	-	-	-	-	-
Easement with a Mitigation Bank (41)	-	-	-	-	-	X	X	X	X
Emergency Conservation Program (10)	X	X	-	-	-	-	-	-	-
Environmental Quality Incentives Program (11)	X	X	-	-	-	-	-	-	-
Farm and Ranch Lands Protection Program (42)	X	-	-	-	-	-	X	X	-
Farm Assistance System (30)	X	-	-	-	-	-	-	-	X
Fish Stocking of Private Ponds (12)	X	X	-	-	-	-	-	-	-
Five-Star Restoration Challenge Grants (43)	-	-	-	-	-	-	-	-	X
Forest Lands Enhancement Program (13)	X	X	-	-	-	-	-	-	-
Forest Legacy Program (14)	X	-	-	-	-	-	X	X	-
Forest Stewardship Program (31)	X	-	-	-	-	-	-	-	-
General Property Exchange (36)	-	-	-	X	-	X	-	X	-
Grassland Reserve Program (15)	X	X	X	-	-	X	-	-	-
Habitat Conservation Plan (16)	X	X	-	-	X	-	-	-	-
Landowner Incentive Program (17)	X	X	X	-	-	-	-	-	-
National Natural Landmark (44)	-	-	-	-	-	-	-	-	X
Partners for Fish and Wildlife (18)	X	X	-	-	-	-	-	-	-
Preferential Assessment (37)	-	-	-	X	-	-	-	-	-
Private Stewardship Conservation Grant (19)	X	X	X	-	-	-	-	-	X
Private Stewardship Grants Program (20)	X	X	X	-	-	-	-	-	X
Property Donation (38)	-	-	-	X	-	X	-	-	-
Retained Life Estate (39)	-	-	-	X	-	X	-	X	-
Safe Harbor Program (45)	X	-	-	-	X	-	-	-	-
Southeastern Cave Conservancy (21)	X	X	-	X	-	-	X	X	X
Transfer Development Rights (22)	-	-	-	-	-	X	-	X	-
Wetlands Reserve Program (23)	X	-	X	-	-	-	X	X	X
Wildlife Habitat Incentives Program (25)	X	X	-	-	-	-	-	-	-
Wildlife Incentives for Nongame & Game Species (26)	X	X	-	-	-	X	X	-	-

MATRIX OF PROGRAMS BY SPONSOR / ADMINISTRATOR

Reference various incentives along rows and their respective Sponsor (**S**) or Administrator (**A**) along columns. Also note that the page numbers for the conservation incentives and organization are presented in parentheses.

Sometimes announcements, like newspaper articles, will site that federal agency "X" is providing \$Y million to landowners for some purpose, but it is actually a state agency that accepts applications. This matrix is designed to help guide you to the right person the first time.

CONSERVATION INCENTIVE (Page number)	INCENTIVE PROVIDER							
	NPS	NRCS / FSA	USFS	USFWS	GA DNR WRD	GFC	Tax Assessor	Other
Adopt-A-Stream (28)								AS
Bargain Sale (33)								AS
Bobwhite Quail Initiative (5)					AS			
Coastal Program (6)				AS				
Conservation Easement (34)								AS
Conservation Lease (7)								AS
Conservation of Private Grazing Lands Program (29)		AS						
Conservation Reserve Program (8)		AS						
Conservation Security Program (9)		AS						
Current Use Valuation Assessment (35)							AS	
Easement with a Mitigation Bank (41)								AS
Emergency Conservation Program (10)		AS						
Environmental Quality Incentives Program (11)		AS						
Farm and Ranch Lands Protection Program (42)		AS						
Farm Assistance System (30)								AS
Fish Stocking of Private Ponds (12)					AS			
Five-Star Restoration Challenge Grants (43)								AS
Forest Lands Enhancement Program (13)			S			A		
Forest Legacy Program (14)			S			A		
Forest Stewardship Program (31)		A	SA		A	A		
General Property Exchange (36)								AS
Grassland Reserve Program (15)		AS						
Habitat Conservation Plan (16)				S	A			
Landowner Incentive Program (17)				S	A			
National Natural Landmark (44)	AS							
Partners for Fish and Wildlife (18)				AS				AS
Preferential Assessment (37)							AS	
Private Stewardship Conservation Grant (19)				AS				
Private Stewardship Grants Program (20)				AS				
Property Donation (38)								AS
Retained Life Estate (39)								AS
Safe Harbor Program (45)				SA				
Southeastern Cave Conservancy (21)								AS
Transfer Development Rights (22)								AS
Wetlands Reserve Program (23)		AS						
Wildlife Habitat Incentives Program (25)		AS						
Wildlife Incentives for Nongame & Game Species (26)					X	X		AS

DIRECTORIES

Finding Regional and District Offices by County

Have you ever been frustrated trying to find the office of an organization, but can't figure out which Region or District it is in? This table is designed to help you out. Simply identify which county you live in and scroll across to the organization you're looking for. You'll find the "Office Name" which you can reference in the main portion of the Directory to find the address and telephone number you're looking for.

County	GA Forestry Commission	DNR Game Management	USDA NRCS / FSA	RC&D Councils	U.S. Fish and Wildlife Service
Appling	Waycross	Fitzgerald	Baxley	Baxley	Brunswick
Atkinson	Waycross	Fitzgerald	Pearson	Baxley	Brunswick
Bacon	Waycross	Fitzgerald	Alma	Baxley	Brunswick
Baker	Camilla	Albany	Newton	Blakely	Fort Benning
Baldwin	Milledgeville	Fort Valley	Eatonton	Watkinsville	Athens
Banks	Gainesville	Gainesville	Commerce	Gainesville	Athens
Barrow	Athens	Gainesville	Monroe	Watkinsville	Athens
Bartow	Rome	Armuchee	Calhoun	Dallas	Athens
Ben Hill	Tifton	Fitzgerald	Fitzgerald	No Service Office	Brunswick
Berrien	Tifton	Fitzgerald	Nashville	Baxley	Brunswick
Bibb	Milledgeville	Fort Valley	Byron	No Service Office	Athens
Bleckley	McRae	Fort Valley	Cochran	Soperton	Brunswick
Brantley	Waycross	Brunswick	Nahunta	Baxley	Brunswick
Brooks	Tifton	Albany	Quitman	No Service Office	Brunswick
Bryan	Statesboro	Brunswick	Sylvania	Hinesville	Brunswick
Bulloch	Statesboro	Fitzgerald	Statesboro	Augusta	Brunswick
Burke	Washington	Thomson	Waynesboro	Augusta	Brunswick
Butts	Newnan	Fort Valley	McDonough	LaGrange	Athens
Calhoun	Camilla	Albany	Morgan	Blakely	Fort Benning
Camden	Waycross	Brunswick	Brunswick	Hinesville	Brunswick
Candler	Statesboro	Fitzgerald	Metter	Augusta	Brunswick
Carroll	Newnan	Armuchee	Carrollton	Dallas	Fort Benning
Catoosa	Rome	Armuchee	LaFayette	Calhoun	Athens
Charlton	Waycross	Fitzgerald	Nahunta	Baxley	Brunswick
Chatham	Statesboro	Brunswick	Sylvania	Hinesville	Brunswick
Chattahoochee	Americus	Albany	Buena Vista	LaGrange	Fort Benning
Chattooga	Rome	Armuchee	Rome	Calhoun	Athens
Cherokee	Rome	Armuchee	Jasper	Calhoun	Athens
Clarke	Athens	Thomson	Monroe	Watkinsville	Athens
Clay	Camilla	Albany	Cuthbert	No Service Office	Fort Benning
Clayton	Newnan	Thomson	McDonough	No Service Office	Athens
Clinch	Waycross	Fitzgerald	Nashville	Baxley	Brunswick
Cobb	Rome	Armuchee	Marietta	No Service Office	Fort Benning
Coffee	Waycross	Fitzgerald	Douglas	Baxley	Brunswick
Colquitt	Camilla	Albany	Moultrie	Blakely	Fort Benning
Columbia	Washington	Thomson	Augusta	Augusta	Athens
Cook	Tifton	Fitzgerald	Nashville	Baxley	Brunswick
Coweta	Newnan	Fort Valley	Newnan	Dallas	Fort Benning
Crawford	Milledgeville	Fort Valley	Byron	No Service Office	Athens
Crisp	Americus	Albany	Cordele	No Service Office	Fort Benning

County	GA Forestry Commission	DNR Game Management	USDA NRCS / FSA	RC&D Councils	U.S. Fish and Wildlife Service
Dade	Rome	Armuchee	LaFayette	Calhoun	Athens
Dawson	Gainesville	Gainesville	Gainesville	Gainesville	Athens
Decatur	Newnan	Albany	Bainbridge	Blakely	Fort Benning
DeKalb	Camilla	Thomson	Lawrenceville	No Service Office	Athens
Dodge	McRae	Fitzgerald	Eastman	Soperton	Brunswick
Dooly	Americus	Albany	Vienna	No Service Office	Fort Benning
Dougherty	Camilla	Albany	Albany	Blakely	Fort Benning
Douglas	Newnan	Armuchee	Carrollton	Dallas	Fort Benning
Early	Camilla	Albany	Blakely	Blakely	Fort Benning
Echols	Tifton	Fitzgerald	Valdosta	Baxley	Brunswick
Effingham	Statesboro	Fitzgerald	Springfield	Hinesville	Brunswick
Elbert	Athens	Thomson	Elberton	Watkinsville	Athens
Emanuel	Statesboro	Fitzgerald	Swainsboro	Soperton	Brunswick
Evans	Statesboro	Fitzgerald	Statesboro	Hinesville	Brunswick
Fannin	Rome	Armuchee	Blairsville	Calhoun	Athens
Fayette	Newnan	Fort Valley	McDonough	LaGrange	Fort Benning
Floyd	Rome	Armuchee	Rome	Dallas	Athens
Forsyth	Gainesville	Gainesville	Gainesville	Gainesville	Athens
Franklin	Gainesville	Gainesville	Hartwell	Gainesville	Athens
Fulton	Newnan	Thomson	Marietta	No Service Office	Fort Benning
Gilmer	Rome	Armuchee	Jasper	Calhoun	Athens
Glascocock	Washington	Thomson	Louisville	Augusta	Athens
Glynn	Waycross	Brunswick	Brunswick	Hinesville	Brunswick
Gordon	Rome	Armuchee	Calhoun	Calhoun	Athens
Grady	Camilla	Albany	Cairo	Blakely	Fort Benning
Greene	Athens	Thomson	Greensboro	Watkinsville	Athens
Gwinnett	Athens	Thomson	Lawrenceville	Lawrenceville	Athens
Habersham	Gainesville	Gainesville	Clarksville	Gainesville	Athens
Hall	Gainesville	Gainesville	Gainesville	Gainesville	Athens
Hancock	Milledgeville	Thomson	Greensboro	Watkinsville	Athens
Haralson	Rome	Armuchee	Carrollton	Dallas	Athens
Harris	Americus	Fort Valley	Buena Vista	LaGrange	Fort Benning
Hart	Gainesville	Gainesville	Hartwell	Gainesville	Athens
Heard	Newnan	Fort Valley	Newnan	Dallas	Fort Benning
Henry	Newnan	Fort Valley	McDonough	Lawrenceville	Athens
Houston	McRae	Fort Valley	Perry	No Service Office	Brunswick
Irwin	Tifton	Fitzgerald	Ocilla	No Service Office	Brunswick
Jackson	Athens	Gainesville	Commerce	Watkinsville	Athens
Jasper	Milledgeville	Fort Valley	Madison	Lawrenceville	Athens
Jeff Davis	Waycross	Fitzgerald	Hazlehurst	Baxley	Brunswick
Jefferson	Washington	Thomson	Louisville	Augusta	Athens
Jenkins	Statesboro	Thomson	Millen	Augusta	Brunswick
Johnson	Milledgeville	Thomson	Wrightsville	Soperton	Brunswick
Jones	Milledgeville	Fort Valley	Eatonton	No Service Office	Athens
Lamar	Newnan	Fort Valley	Barnesville	LaGrange	Fort Benning
Lanier	Tifton	Fitzgerald	Lakeland	Baxley	Brunswick
Laurens	McRae	Fitzgerald	Dublin	Soperton	Brunswick
Lee	Americus	Albany	Leesburg	Blakely	Fort Benning
Liberty	Statesboro	Brunswick	Statesboro	Hinesville	Brunswick
Lincoln	Washington	Thomson	Thomson	Washington	Athens

County	GA Forestry Commission	DNR Game Management	USDA NRCS / FSA	RC&D Councils	U.S. Fish and Wildlife Service
Long	Statesboro	Brunswick	Statesboro	Hinesville	Brunswick
Lowndes	Tifton	Fitzgerald	Valdosta	Baxley	Brunswick
Lumpkin	Gainesville	Gainesville	Gainesville	Gainesville	Athens
Macon	Americus	Albany	Oglethorpe	No Service Office	Fort Benning
Madison	Athens	Gainesville	Commerce	Watkinsville	Athens
Marion	Americus	Albany	Buena Vista	LaGrange	Fort Benning
McDuffie	Washington	Thomson	Thomson	Augusta	Athens
McIntosh	Statesboro	Brunswick	Jesup	Hinesville	Brunswick
Meriwether	Newnan	Fort Valley	Newnan	LaGrange	Fort Benning
Miller	Camilla	Albany	Colquitt	Blakely	Fort Benning
Mitchell	Camilla	Albany	Camilla	Blakely	Fort Benning
Monroe	Milledgeville	Fort Valley	Barnesville	LaGrange	Athens
Montgomery	McRae	Fitzgerald	Mount Vernon	Soperton	Brunswick
Morgan	Athens	Thomson	Madison	Watkinsville	Athens
Murray	Rome	Armuchee	LaFayette	Calhoun	Athens
Muscogee	Americus	Fort Valley	Buena Vista	LaGrange	Fort Benning
Newton	Athens	Thomson	Madison	Lawrenceville	Athens
Oconee	Athens	Thomson	Watkinsville	Watkinsville	Athens
Oglethorpe	Athens	Thomson	Elberton	Watkinsville	Athens
Paulding	Rome	Armuchee	Calhoun	Dallas	Athens
Peach	Milledgeville	Fort Valley	Byron	No Service Office	Brunswick
Pickens	Rome	Armuchee	Jasper	Calhoun	Athens
Pierce	Waycross	Fitzgerald	Blackshear	Baxley	Brunswick
Pike	Newnan	Fort Valley	Barnesville	LaGrange	Fort Benning
Polk	Rome	Armuchee	Rome	Dallas	Athens
Pulaski	McRae	Fort Valley	Hawkinsville	Soperton	Brunswick
Putnam	Milledgeville	Fort Valley	Eatonton	Watkinsville	Athens
Quitman	Americus	Albany	Cuthbert	No Service Office	Fort Benning
Rabun	Gainesville	Gainesville	Blairsville	No Service Office	Athens
Randolph	Americus	Albany	Cuthbert	No Service Office	Fort Benning
Richmond	Washington	Thomson	Augusta	Augusta	Athens
Rockdale	Athens	Thomson	Lawrenceville	Lawrenceville	Athens
Schley	Americus	Albany	Americus	No Service Office	Fort Benning
Screven	Statesboro	Fitzgerald	Sylvania	Augusta	Brunswick
Seminole	Camilla	Albany	Donaldsonville	No Service Office	Fort Benning
Spalding	Newnan	Fort Valley	McDonough	LaGrange	Fort Benning
Stephens	Gainesville	Gainesville	Toccoa	Gainesville	Athens
Stewart	Americus	Albany	Americus	No Service Office	Fort Benning
Sumter	Americus	Albany	Americus	No Service Office	Fort Benning
Talbot	Americus	Fort Valley	Buena Vista	LaGrange	Fort Benning
Taliaferro	Washington	Thomson	Greensboro	Watkinsville	Athens
Tattnell	Statesboro	Fitzgerald	Reidsville	Hinesville	Brunswick
Taylor	Americus	Fort Valley	Byron	No Service Office	Fort Benning
Telfair	McRae	Fitzgerald	McRae	Soperton	Brunswick
Terrell	Americus	Albany	Dawson	Blakely	Fort Benning
Thomas	Camilla	Albany	Thomasville	Blakely	Fort Benning
Tift	Tifton	Albany	Tifton	No Service Office	Brunswick
Toombs	McRae	Fitzgerald	Lyons	No Service Office	Brunswick
Towns	Gainesville	Gainesville	Blairsville	Gainesville	Athens
Treutlen	McRae	Fitzgerald	Mt. Vernon	Soperton	Brunswick

County	GA Forestry Commission	DNR Game Management	USDA NRCS / FSA	RC&D Councils	U.S. Fish and Wildlife Service
Troup	Newnan	Fort Valley	LaGrange	LaGrange	Fort Benning
Turner	Tifton	Albany	Ashburn	No Service Office	Brunswick
Twiggs	Milledgeville	Fort Valley	Cochran	No Service Office	Athens
Union	Gainesville	Gainesville	Blairsville	Gainesville	Athens
Upson	Newnan	Fort Valley	Barnesville	LaGrange	Fort Benning
Walker	Rome	Armuchee	LaFayette	Calhoun	Athens
Walton	Athens	Thomson	Monroe	Watkinsville	Athens
Ware	Waycross	Fitzgerald	Waycross	Baxley	Brunswick
Warren	Washington	Thomson	Thomson	Augusta	Athens
Washington	Milledgeville	Thomson	Tennille	Soperton	Athens
Wayne	Waycross	Brunswick	Jesup	Baxley	Brunswick
Webster	Americus	Albany	Preston	No Service Office	Fort Benning
Wheeler	McRae	Fitzgerald	Alamo	Soperton	Brunswick
White	Gainesville	Gainesville	Clarksville	Gainesville	Athens
Whitfield	Rome	Armuchee	Dalton	Calhoun	Athens
Wilcox	McRae	Fitzgerald	Rochelle	Soperton	Brunswick
Wilkes	Washington	Thomson	Washington	Augusta	Athens
Wilkinson	Milledgeville	Fort Valley	Cochran	No Service Office	Athens
Worth	Tifton	Albany	Sylvester	Blakely	Fort Benning



GEORGIA FORESTRY COMMISSION DISTRICT OFFICES

Americus District Office

243 US Hwy 19 North
Americus GA 31719-8237
229.931.2436 or ~2437

Athens District Office

1055 E Whitehall Rd
Athens GA 30605
706.542.6880

Camilla District Office

3561 Hwy 112 South
Camilla GA 31730
229.522.3580 or ~3581

Gainesville District Office

3005 Atlanta Hwy
Gainesville GA 30507
770.531.6043 or ~6048

McRae District Office

Route 1 Box 67
Helena GA 31037
229.868.5649 or ~2622

Milledgeville District Office

119 Hwy 49
Milledgeville GA 31061
478.445.5164 or ~ 5548

Newnan District Office

187 Corinth Rd
Newnan GA 30263
770.254.7218

Rome District Office

3086 Martha Berry Hwy NE
Rome GA 30165
706.295.6021 or ~6022

Statesboro District Office

18899 US Hwy 301 North
Statesboro GA 30461
912.681.0490 or ~0496 or ~5347

Tifton District Office

2395 US Hwy 41 North
Tifton GA 31793
229.386.3617 or ~3619

Washington District Office

1465 Tignall Rd
Washington GA 30673
706.678.2015

Waycross District Office

5003 Jacksonville Hwy
Waycross GA 31503
912.287.4915



GA DNR WILDLIFE RESOURCES DIVISION GAME MANAGEMENT SECTION

Coastal Region Seven

One Conservation Way
Brunswick, GA 31520
912.262.3173

East Central Region Three

142 Bob Kirk Road, NW
Thomson, GA 30824
706.595.4222

Northeast Region Two

2150 Dawsonville Hwy.
Gainesville, GA 30501
770.535.5700

Northwest Region One

2592 Floyd Springs Rd.
Armuchee, GA 30105
706.295.6041

South Central Region Six

1773-A Bowen's Mill Hwy.
Fitzgerald, GA 31750
229.426.5267

Southwest Region Five

2024 Newton Rd.
Albany, GA 31701-3576
229.430.4254

West Central Region Four

1014 Martin Luther King, Jr. Blvd.
Fort Valley, GA 31030-6246
478.825.6354



GA DNR WILDLIFE RESOURCES DIVISION FISHERIES MANAGEMENT SECTION

Coastal Region Seven

22814 Highway 144
Richmond Hill, GA 31324
912.727.2112

East Central Region Three

2123 U.S. Hwy. 278, SE
Social Circle, GA 30025
770.918.6418

Northeast Region Two

2150 Dawsonville Hwy.
Gainesville, GA 30501
770.535.5498

Northwest Region One

P. O. Box 519
Calhoun, GA 30703-0519
706.624.1161

South Central Region Six

P. O. Box 2089, 108 Darling Ave.
Waycross, GA 31501
912.285.6094

Southwest Region Five

2024 Newton Rd.
Albany, GA 31701-3576
229.430.4256

West Central Region Four

1014 Martin Luther King, Jr. Blvd.
Fort Valley, GA 31030
478.825.6151

RESOURCE CONSERVATION AND DEVELOPMENT COUNCILS (RC&D Councils)

Augusta Office
Central Savannah River RC&D
3456 D Peach Orchard Road
Augusta, GA 30906
706.798.7967

Baxley Office
Seven Rivers RC&D
239 NE Park Ave.
Baxley, GA 31513
912.367.7679

Blakely Office
Golden Triangle RC&D
822-R Jesse Johnson St.
Blakely, GA 39823
229.723.3841

Calhoun Office
Limestone Valley RC&D
125 Red Bud Road, NE Ste 7
Calhoun, GA 30701
706.625.7044

Dallas Office
Rolling Hills RC&D
203 Legion Road
Dallas, GA 30132
770.505.4288

Gainesville Office
Chestatee – Chattahoochee RC&D
624 Green St., NE
Gainesville, GA 30501
770.536.1221

Hinesville Office
Coastal Georgia RC&D
502 East General Stewart Way
Suite B
Hinesville, GA 31313
912.876.6485

Soperton Office
Pine Country RC&D
105 MLK, Jr. Drive
Soperton, GA 30457
912.529.6652

Watkinsville Office
Oconee River RC&D
P.O. Box 247
Watkinsville, GA 30677
706.769.7922

LaGrange Office
Two Rivers RC&D
900 Dallas Street
LaGrange, GA 30240
706.885.0101

Upper Ocmulgee River RC&D
750 S Perry St., Ste 212
Lawrenceville, GA 30045
770.339.6071



U.S. FISH AND WILDLIFE SERVICE (USFWS)

Atlanta Office
Southeast Regional Office
1875 Century Boulevard
Atlanta, GA 30345
404.679.4000

Athens Office
Ecological Services Field Office
247 South Milledge Avenue
Athens, GA 30605
706.613.9493

Brunswick Office
Coastal Georgia Suboffice
4270 Norwich Street Ext.
Brunswick, GA 31520
912.265.9336

Fort Benning Office
West Georgia Suboffice
P.O. Box 52560
Fort Benning, GA 31995
706.544.6422

USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) USDA FARM SERVICE AGENCY (FSA)

NOTE: Some Farm Bill programs are administered by the NRCS and some by the FSA (Farm Service Agency). Directing you to the correct office is complicated because some USDA offices have recently closed and others consolidated. Moreover, sometimes the NRCS and FSA offices are housed together in the same building and sometimes they're not. Although significant effort was made to provide you with the most current information, you may have to make more than one call to get what you're looking for. If you have any trouble at all, contact the USDA State Conservationist at: 706.546.2272 and tell them which program you're interested in and what county you live in.

Alamo Service Center
203 W Forest Ave
Alamo, GA 30411
912.568.7411

Albany Field Service Center
125 Pine Ave
Albany, GA 31701-2593
229.430.8509

Alma Service Center
203 S Dixon St
Alma, GA 31510-2703
912.632.4611

Americus Service Center
128 E Forsyth St
Americus, GA 31709-3676
229.924.9324

Ashburn Service Center
414 County Farm Rd
Ashburn, GA 31714-3414
229.567.3994

Augusta Service Center
2029 Lumpkin Rd
Augusta, GA 30906-3528
706.798.4070

Bainbridge Service Center
1213 Vada Rd
Bainbridge, GA 39817-8332
229.246.8282

Barnesville Service Center
118 Academy Dr Ste D
Barnesville, GA 30204-3504
770.358.0787

Baxley Service Center
239 NE Park Ave Ste A
Baxley, GA 31513-0058
912.367.4368

Blackshear Service Center
709 Hendry St
Blackshear, GA 31516-1019
912.449.6273

Blairsville Service Center
185 Wellborn St
Blairsville, GA 30512-3549
706.745.2794

Blakely Service Center
413 Arlington Ave
Blakely, GA 31723-1607
229.723.3193

Brunswick Service Center
3661 Altama Ave
Brunswick, GA 31520-3631
912.265.8092

Buena Vista Service Center
111 Baker St Ste D
Buena Vista, GA 31803-9362
229.649.3131

Byron Service Center
102 Church St
Byron, GA 31008-7245
478.956.6490

Cairo Service Center
65 11th Ave NE
Cairo, GA 39828-1693
229.377.6282

Calhoun Service Center
717 S Wall St Ste 1
Calhoun, GA 30701-2649
706.629.2582

Camilla Service Center
30 W Broad St
Camilla, GA 31730-1764
229.336.1451

Carrollton Service Center
408 N White St
Carrollton, GA 30117-2441
770.832.8942

Clarkesville Service Center
555 Monroe St
Clarkesville, GA 30523-7815
706.754.2772

Cochran Service Center
405C Peacock St
Cochran, GA 31014-1558
478.934.6571

Colquitt Service Center
150 C West St.
Colquitt, GA 39837
229.758.5219

Commerce Service Center
1458 Ila Rd
Commerce, GA 30530-4466
706.335.7145

Cordele Service Center
110 W 13th Ave
Cordele, GA 31015-4265
229.273.4148

Cuthbert Service Center
301 N Webster St
Cuthbert, GA 39840-9704
229.732.6211

Dalton Service Center
1407 Burleyson Dr
Dalton, GA 30720-2522
706.278.7906

Dawson Service Center
955 Forrester Dr
Dawson, GA 39842-2100
229.995.5811

Donalsonville Service Center
111 E Crawford St
Donalsonville, GA 39845-1319
229.524.2434

Douglas Service Center
703 Ward St E
Douglas, GA 31533-0311
912.384.4811

Dublin Service Center
100 N Franklin St
Dublin, GA 31021-6799
478.275.0425

USDA Natural Resources Conservation Service (NRCS)

Eastman Service Center
230 Foster St
Eastman, GA 31023-6255
478.374.2531

Eatonton Service Center
130 Sparta Hwy
Eatonton, GA 31024-8484
706.485.2291

Elberton Service Center
333 Heard St
Elberton, GA 30635-2436
706.283.3021

Fitzgerald Service Center
124 W Central Ave
Fitzgerald, GA 31750-2479
229.423.2041

Gainesville Service Center
734 E Crescent Dr
Gainesville, GA 30501-5082
770.536.0549

Greensboro Service Center
1600 S Main St
Greensboro, GA 30642-1266
706.453.7021

Hartwell Service Center
88 Maret St
Hartwell, GA 30643-1172
706.376.5451

Hawkinsville Service Center
105 S Lumpkin St
Hawkinsville, GA 31036-1768
478.783.1391

Hazlehurst Service Center
9 E Franklin St
Hazlehurst, GA 31539
912.375.2015

Hinesville Service Center
122 W MLK, Jr. Dr.
Hinesville, GA 31313
912.876.8141

Jasper Service Center
55 A&B Dixie St
Jasper, GA 30143-1540
706.692.6417

Jesup Service Center
1900 Sunset Blvd
Jesup, GA 31545-7812
912.427.2502

LaGrange Service Center
1220 LaFayette Parkway
LaGrange, GA 30240
706.884.5151

LaFayette Service Center
208 N Duke St
LaFayette, GA 30728-2591
706.638.1558

Lakeland Service Center
100 E Main St
Lakeland, GA 31635-1172
229.482.3995

Lawrenceville Service Center
750 S Perry St Ste 410
Lawrenceville, GA 30045-4804
770.963.9288

Leesburg Service Center
101 Main St
Leesburg, GA 31763-3792
229.759.9267

Louisville Service Center
406 Green St
Louisville, GA 30434-1714
478.625.7771

Lyons Service Center
200 Courthouse Sq
Lyons, GA 30436-1010
912.526.6633

Madison Service Center
205 E Jefferson St
Madison, GA 30650-1701
706.342.1315

Marietta Service Center
678 S Cobb Dr Se Ste 150
Marietta, GA 30060-3105
770.792.0594

McDonough Service Center
333 Phillips Dr
McDonough, GA 30253-3444
770.957.5705

McRae Service Center
713 Telfair Ave
McRae, GA 31055-2163
229.868.6164

Metter Service Center
314 W Broad St
Metter, GA 30439-1304
912.685.2635

Millen Service Center
837 College Ave
Millen, GA 30442-1678
478.982.4281

Monroe Service Center
141 N Midland Ave
Monroe, GA 30655
770.267.8363

Morgan Service Center
County Office Bldg, Hwy 37
Morgan, GA 31766
229.849.2415

Moultrie Service Center
360 Bldg 1, Rm 109
Veterans Prkwy N
Moultrie, GA 31788-4178
229.985.5399

Mt Vernon Service Center
303 S Fulton St
Mount Vernon, GA 30445
912.583.4432

Nahunta Service Center
108 Burton St
Nahunta, GA 31553
912.462.5637

Nashville Service Center
516A County Farm Rd Ste 3
Nashville, GA 31639
229.686.2363

Newnan Service Center
580 B Highway 34 E
Newnan, GA 30265
770.253.2555

Newton Service Center
County Ag Building, Hwy 37
Newton, GA 31770
229.734.5272

Ocilla Service Center
401 cherry St
Ocilla, GA 31774
229.468.7491

Oglethorpe Service Center
122 Chatham St
Oglethorpe, GA 31068
478.472.7021

Pearson Service Center
826-A Austin Ave E
Pearson, GA 31642
912.422.3363

Perry Service Center
733 Carroll St
Perry, GA 31069
478.987.2280

Preston Service Center
Annex, US 280, Box 129
Preston, GA 31824
229.828.2015

Quitman Service Center
400 E Courtland Ave
Quitman, GA 31643
229.263.4116

USDA Natural Resources Conservation Service (NRCS)

Reidsville Service Center
206 South Main Street
Reidsville, GA 30453
912.557.6706

Rochelle Service Center
671 2nd Ave
Rochelle, GA 31079
229.365.2231

Rome Service Center
1401 Dean St Ste I
Rome, GA 30161-6494
706.291.5651

Springfield Service Center
403 N Pine St
Springfield, GA 31329-6801
912.754.6664

Statesboro Service Center
Bulloch City Agri-Bus
151 Langston Chapel Rd.
Statesboro, GA 30458-3751
912.871.2605

Swainsboro Service Center
145 N Anderson Dr
Swainsboro, GA 30401-4439
478.237.8037

Sylvania Service Center
216 Mims Rd
Sylvania, GA 30467-1997
912.564.2207

Sylvester Service Center
410 N Livingston St
Sylvester, GA 31791-1626
229.776.4488

Tennille Service Center
114 Smith St
Tennille, GA 31089-1465
478.552.6071

Thomasville Service Center
404 N Broad St
Thomasville, GA 31792-8105
229.228.0459

Thomson Service Center
226 Bob Kirk Rd
Thomson, GA 30824-6744
706.595.1339

Tifton Service Center
1468 Carpenter Rd S
Tifton, GA 31794-7946
229.382.2775

Toccoa Service Center
110 Alexander St S
Toccoa, GA 30577-2602
706.886.8223

Valdosta Service Center
2108 E Hill Ave
Valdosta, GA 31601-0600
229.242.0841

Vienna Service Center
209B W Union St
Vienna, GA 31092-1094
229.268.9106

Washington Service Center
52A Lexington Ave
Washington, GA 30673-1422
706.678.2630

Watkinsville Service Center
1291 Greensboro Hwy
Watkinsville, GA 30677-2718
706.769.3987

Waycross Service Center
601 Tebeau St
Waycross, GA 31501-4701
912.285.5975

Waynesboro Service Center
715 W 6th St
Waynesboro, GA 30830-4407
706.554.2109

Wrightsville Service Center
109 E College St
Wrightsville, GA 31096-1633
478.864.2810

LAND TRUSTS OPERATING IN GEORGIA

For a current list of land trusts operating in Georgia and for recommendations on which one you might partner with, contact the Georgia Land Trust Service Center at 706.546.7507 or www.GEPIInstitute.com.

American Farmland Trust
24 Court Square NW, Suite 203
Graham, NC 27253
336.221.0707

Appalachian Trail Conference Land Trust
4067 Audubon Drive
Marietta, GA 30068
770.579.2344

Athens Land Trust
2109 Broad Street
Athens, GA 30606
706.613.0122

Black Family Land Trust
P.O. Box 179
Durham, NC 27701
919-682-5969

Broad River Watershed Assn.
P.O. Box 661
Danielsville, GA 30633
706.795.5097

Camden County Land Trust
308 Mush Bluff Trail
St. Marys, GA 31558
912.925.3159

Central Savannah River Land Trust
P.O. Box 148
Augusta, GA 30903
706.312.5263

Chattahoochee Valley Land Trust
P.O. Box 1357
Fortson, GA 31808
706.327.2616

Chattooga Land Trust, Inc.
P.O. Box 927
Clayton, GA 30525
706.782.8898

Friends of the Chattahoochee Hill Country Alliance
10950 Hutchison Ferry Road
Palmetto, GA 30268
770.463.1548

Georgia Land Trust
135 Christopher's Run
Alpharetta, GA 30004
770.664.0650

Georgia Land Trust Service Center
380 Meigs Street
Athens, GA 30601
706.546.7507

Georgia Trust for Historic Preservation
1516 Peachtree Street, NW
Atlanta, GA 30309-2916
404-881-9980

Georgia Wildlife Federation
11600 Hazelbrand Rd
Covington, GA 30014
770.787.7887

Gwinnett Open Land Trust
3280 Westbrook Rd
Suwanee, GA 30024
770.945.3111 ext. 2

Land Trust for the Little Tennessee
P.O. Box 1148
Franklin, NC 28744.2711
828.524.9582

Lookout Mountain Land Trust
Box 76
Lookout Mountain, TN 37350
423.424.3882

Lula Lake Land Trust
730 East First Street
Chattanooga, TN 37403
423.265.6194

Madison-Morgan Conservancy
P. O. Box 752
Madison, GA 30650
706.342.9252

Mountain Conservation Trust of GA
104 North Main Street, Suite B3
Jasper, GA 30143
706.253.4077

Newton County Land Trust
P. O. Box 208
Covington, GA 30015.0208
770.786.4390

North American Land Trust
PO Box 467
Chadds Ford, PA 19317
610.388.3670

Ocmulgee Land Trust
P.O. Box 1017
Macon, GA 31202
478-741-3850

Oconee River Land Trust
380 Meigs St
Athens, GA 30601
706.552.3138

Rails to Trails Conservancy
2546 Blairstone Pines Drive
Tallahassee, FL 32301
850-942-2379

Red Hills Conservation Program
Tall Timbers Research, Inc.
13093 Henry Beadel Drive
Tallahassee, FL 32312.0918
850.893.4153 ext 238

Southeast Land Preservation Trust
11 Wildwood Valley
Atlanta, GA 30350
770.594.9367

Southeastern Cave Conservancy
905 Marengo Lane
Nashville, TN 37204
615-585-5277

Southeastern Climbers Coalition
Box 1212
Gainesville, GA 30503-1212
770.535.7446

Southern Conservation Trust
P.O. Box 2925
Peachtree City, GA 30269
770.486.7774

St. Simons Land Trust
P.O. Box 24615
St. Simons Island, GA 31522
912.638.9109

The Archaeological Conservancy
5997 Cedar Crest Road
Acworth, GA 30101
770.975.4344

The Cobb Land Trust
PO Box 672652
Marietta, GA 30006.0045
770.955.1303

The Conservation Fund
P.O. Box 1362
Tucker, GA 30085.1362
770.414.0211

The Nature Conservancy of Georgia
1330 West Peachtree Street,, Suite 410
Atlanta, GA 30309.2904
404.873.6946

The Trust for Public Land
1447 Peachtree Street, Suite 601
Atlanta, GA 30309
404.873.7306

Wetlands America Trust
Ducks Unlimited, Inc.
3870 Leeds Avenue, Suite 114
North Charleston, SC 29405
843.745.9110

Wildlife Land Trust
Humane Society of the United States
2100 L Street, NW
Washington, DC 20037