

## **Fee Schedule**

- **Application Fee:** \$500 per conservation easement application. This fee partially covers CRLC's due diligence review and analysis work and is charged prior to conducting CRLC's site visit and preparation of the Project Site Assessment for consideration by CRLC's Easement Committee and Board of Directors.
- **Reconsideration of an Offer:** \$1,000 for change(s) in the fundamental terms of the Resolution already reviewed and approved by the CRLC Board of Directors, such as inclusion of new or additional reserved rights such as an increase in the square footage allowance for new construction or allowances for additional buildings or structures or divisions.
- **Baseline Documentation Report:** Every easement requires a Baseline Documentation Report (BDR) for which the landowner pays the costs to produce. Costs are variable and correlate with the size of the property, complexities of the deed terms, use of drones, follow up site visits, and mapping, among other considerations.
- **Amendment:** With the exception of amendments initiated at the request of CRLC or as may be advised based on IRS guidance, a fee of \$2,000 must be submitted with the application prior to CRLC's consideration of a proposed amendment of an existing easement held by CRLC. If a new or updated BDR is necessary to document the conditions of the property at the time of the amendment, an additional BDR fee of \$1,000 will apply.
- **Request for Grantee's Prior Written Approval and Conservation Value Impact Review Fee:** \$1,000 fee per written request. An additional fee for staff hours may be charged if work exceeds 20 hours. This fee applies whenever a landowner or third-party requests: (a) an interpretation of a CRLC easement or (b) CRLC's prior written approval for a use or activity for which Grantee's prior written approval is required by the easement.
- **Expedited Project Review:** \$500 will be assessed against an applicant for an expedited review of a written review and approval request. For purposes of this Policy, the expedited review period is ten (10) business days. This fee applies to each individual project, therefore, projects involving more than one building or phased projects may require additional fees. Expedited reviews shall only be available with respect to existing easements and to (1) current landowners and (2) third parties such as contract purchasers, utility companies, and other agents of the landowner, provided the prior written approval of the landowner has been received by CRLC. CRLC has the sole discretion to agree or decline to conduct an expedited review.
- **Request for Mitigation In Lieu of Condemnation Fee:** \$10,000 fee per written request. An additional fee for staff time may be charged if work exceeds initial fee. This fee applies when a landowner or third-party requests CRLC's acceptance of mitigation in lieu of condemnation ("Mitigation") in exchange for CRLC's approval of the conversion, diversion, or extinguishment of an easement property that would, without CRLC's consent, require condemnation of all or a portion of the easement property. CRLC may require that the Mitigation include the conveyance by the applicant of substitute land that is: (a) of at least equal fair market value, (b) of greater value as permanent conservation easement land than the land converted, diverted, or extinguished, and (c) of as nearly as feasible equivalent usefulness

and location for use as permanent open-space land as is the land converted, diverted, or extinguished. CRLC may also require that the Mitigation include a Stewardship Fund donation in an amount to be determined by CRLC and based on the substitute property's size, location, and other characteristics. CRLC may also require that the Mitigation be memorialized through an amendment to the conservation easement.

- The Executive Director, in consultation with the Director of Land Conservation, has the discretion to waive or reduce any fee in certain circumstances if reasons for doing such are justified, reported to the Executive Committee, and fully documented in the archive easement file.