



ABOUT THE ISLANDS TRUST CONSERVANCY

Established in 1990, the Islands Trust Conservancy is the conservation land trust for islands in the Salish Sea. The Islands Trust Conservancy empowers property owners to protect private land through innovative programs such as NAPTEP. Through annual monitoring and ongoing stewardship, the Islands Trust Conservancy ensures the land entrusted to us remains protected, forever.



NAPTEP: SAVE YOUR LAND, SAVE YOUR MONEY

The Islands Trust Area is home to some of the most beautiful and rare ecosystems in Canada.

However, the stunning beauty and rural charm of the islands has led to an increased demand for island property. Living in paradise has become expensive.

In response to this, the Islands Trust Council designed an innovative program that combines ecosystem conservation and tax savings. The Natural Area Protection Tax Exemption Program (NAPTEP) provides landowners with an annual exemption of up to 65% of their property taxes when they permanently protect the natural features of their land. As a landowner, you now have a unique, affordable opportunity to protect the land you love forever.



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Photos Above: K Mayes | Cover top: R Keough
Inside: Hummingbird: T Carnahan, Frog: E Wttewaall | All other photos: ITC



NAPTEP

The Natural Area Protection Tax Exemption Program



An incentive program to protect land and reduce taxes for Islands Trust Area landowners



KEITH & SYLVIA'S STORY

It was an exciting day for Keith and Sylvia Pincott when a NAPTEP covenant was registered on their land, protecting more than 20 bird species nesting in their forest. The couple knows the importance of caring for wildlife habitat at home. They now have a guarantee that their cherished forest and Garry oak meadow will be protected in perpetuity.

“While we know wildlife will have a home here in our lifetime, we realized we couldn't guarantee what would happen after we are gone. That's why we signed up for NAPTEP. With the covenant, we are comforted now knowing this habitat will be cared for in perpetuity. And with the special encouragement of a reduction in property taxes, it is a win/win arrangement.”

— Sylvia Pincott



Above Keith and Sylvia Pincott
Right Barred Owl at Woodwinds Conservation Covenant

ELIGIBILITY

NAPTEP is available to residential property owners in the Islands Trust Area. To qualify for the NAPTEP tax exemption, you must permanently protect natural habitat on your land with an Islands Trust Conservancy conservation covenant. Natural features eligible for protection include:

- Relatively undisturbed sensitive ecosystems
- Habitat for rare native plant species or communities
- Habitat critical to breeding, rearing, feeding or staging of native animals
- Special geological features

The Islands Trust Conservancy board has additional policies regarding covenants, including a minimum size of 2 hectares (4.9 acres) unless the property contains exceptional habitat or ecosystems, is an islet or small island or adds area to existing protected areas.

Lands which already receive tax exemptions (e.g. for farm status or Managed Forest Land) will lose their existing tax exemption status upon receiving a NAPTEP exemption. Properties in the Agricultural Land Reserve (ALR) may not qualify.

CONSERVATION COVENANT

To be eligible for the 65% NAPTEP property tax exemption, you must protect your land with a conservation covenant. A conservation covenant is a legal commitment you make to protect the natural features on your property. It is registered on your land title and binds future landowners to the same promises you made. It can apply to all or a portion of the property; you still own your land, can live on the property, and can sell it whenever you want.

A standard NAPTEP covenant restricts the following:

- Buildings or new roads
- Removal of native plants
- Use of herbicides and pesticides
- Alteration of watercourses or water bodies
- Grazing of animals
- Modification of the soil

The Islands Trust Conservancy will notify you annually about our plans to visit your land to monitor the covenant. Covenant violations may result in heavy penalties including repayment of all exempted taxes.

NAPTEP APPLICATION PROCESS

There are two phases in a NAPTEP application.

Phase One Application fee \$275

Islands Trust Conservancy staff can help you determine if your land is eligible for NAPTEP and provide you with the required forms. You should also consult with independent legal and tax advisors.

Submit your phase one application by April 1st to receive your tax exemption by the following calendar year.

Phase Two Application fee \$175

If your phase one application is accepted, staff will visit your land and work with you to negotiate a conservation covenant that will be registered on your land title.

Landowners applying to the program should expect the following additional costs which will vary depending on the size and complexity of the covenant area:

- A survey of the covenant area(s)
- An ecological baseline report
- Independent legal and tax advice
- Covenant registration costs

Once the covenant is registered you will receive a Natural Area Exemption Certificate resulting in an annual discount on your property taxes. The Applicant's Guide to Calculating NAPTEP: Costs and Benefits will help you estimate the number of years it will take to offset the above costs through tax savings.

The Islands Trust Conservancy covers all future costs of monitoring and enforcing your covenant, ensuring the natural features are protected in perpetuity. The Islands Trust Conservancy gratefully accepts donations to assist with these costs.*

PARTNERS WORKING TOGETHER

The Islands Trust Conservancy welcomes the opportunity to work in partnership with a land trust of your choice to co-hold your covenant.

The Natural Area Exemption Certificate which officially grants the property tax exemption is issued by Islands Trust Council after consideration at a public meeting.

Staff will invite the local trust committee for your island to comment on NAPTEP applications during a regular meeting of elected officials.



INTERESTED IN NAPTEP?

Islands Trust Conservancy staff are happy to talk to you about your conservation vision for your land and answer any questions you might have about NAPTEP.

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Secure a future
for native species
on your land



Left to right
Anna's Hummingbird; Garry oak, Sidney Island;
Monkey flower; Red-legged frog

* Each donor to the Islands Trust Conservancy will receive a tax receipt for income tax purposes. Application fees cannot be tax receipted.