

Annual Report

Conservation Easement Tax Credit Certificates

Calendar Year 2025

Effective as of January 2, 2026



COLORADO

**Department of
Regulatory Agencies**

Division of Conservation



Introduction

The Colorado Division of Conservation protects the public by preventing fraudulent conservation easement donations from receiving the state income tax credit for conservation easements. The Division ensures the soundness of state income tax credits issued for donated conservation easements:

- by determining the credibility of appraisals,
- by assuring that deeds of conservation easement protect conservation purposes in perpetuity, and
- by certifying non-profit and government organizations to hold conservation easements for which the landowner will seek a tax credit.

History

Between 2000 and 2008, Colorado's conservation easement income tax credit program was administered by the Department of Revenue (DOR). Between 2009 and 2013, parts of the program's administration were moved to the Division of Real Estate (DRE) within the Department of Regulatory Agencies (DORA). From January 1, 2014 through May 29, 2018, the program was administered entirely within the DRE, although the DOR continued its pre-2014 examination and enforcement activities.

On May 29, 2018, House Bill 18-1291 created the Division of Conservation (Division) within DORA, and moved administration of the tax credit, certification of conservation easement holders, and the Conservation Easement Oversight Commission (Commission) out of the DRE into the new Division. This was done to keep a firewall between the disciplinary activity in the DRE and the professional evaluation activity in the Division. It also allowed landowners to exercise their private property rights while protecting taxpayers from the fraud and abuse that existed in the tax credit program prior to 2009.

The most recent legislative changes were brought by Senate Bill 24-126, which made several enhancements to the conservation easement tax credit. Notably, beginning in 2025 the annual cap increased from \$45 million to \$50 million, and beginning in 2027, refundability will increase from \$50,000 to \$200,000. Also beginning in 2027, the calculation of the credit will decrease from 90% to 80% of the easement's appraised fair market value. Lastly, a sunset of January 31, 2031 has been put into place for the conservation easement tax credit.

This annual report, in accordance with section 12-15-106(13)(a), C.R.S., includes aggregate information about conservation easement tax credit applications received and approved between January 1, 2025 and December 31, 2025.

Program Process

The Commission and the Division Director approve or deny applications for the state income tax credit for conservation easements. The Commission has the authority and responsibility to determine whether the conservation easement donation associated with the application is a

“qualified conservation contribution” under section 170(h) of the Internal Revenue Code and any federal regulations promulgated in connection with this section. The Director determines whether the donation is supported with a credible appraisal prepared by a qualified appraiser. Applications that meet both requirements are approved, and tax credit certificates are issued to the applicant.

Division staff assists the Commission and the Director by reviewing each application for compliance with relevant state statute, federal law, and associated rules and regulations. Specifically, the Division staff examine the appraisal, the conservation easement deed, and other due diligence associated with the donation. The examinations are structured according to objective compliance checklists.

The Division also administers the tax credit cap, an annual aggregate limit on the total dollar amount of conservation easement tax credits available for a given year. For calendar years 2025 through 2031, the statutory tax credit cap is \$50 million.

In general, the amount of the income tax credit a taxpayer can use is limited to the taxpayer’s net tax liability. If the amount of conservation easement tax credit exceeds the taxpayer’s state income tax liability, the excess credit may be carried forward for up to 20 years after the first year it was eligible to be claimed. This means that the Division may continue to receive tax credit applications for conservation easements donated in prior years.

Conservation easement tax credit certificates also may be transferred, in full or in part, to other Colorado income taxpayers. In this way, taxpayers that donate an easement but have little or no tax liability may sell the tax credit to another taxpayer that has need of the credit. Additionally, in TABOR surplus years, tax credit certificate holders may request a refund of up to \$50,000.

Pursuant to sections 12-15-106(7)(a) and (10), the Division must complete its review of all tax credit applications within 120 days, either by issuing the tax credit or sending the landowner a notice identifying potential deficiencies with the application (a Request for Additional Information, or RFAI¹).

¹ Since the program began in 2014, this statutory notice has had different names. Irrespective, it offers the landowner 60 days, not counting extensions, to provide the Division with more information about the application. Often, this information consists of a new appraisal. Less often, it consists of a correction to the deed of conservation easement. This process allows the landowner sufficient time to clarify or correct the tax credit application.

Report contents

Section 12-15-106(13)(c), C.R.S., requires the annual report contain the following aggregate information:

- Total number of tax credit applications received, approved and denied, along with average processing times;
- For approved applications:
 - Total acreage under easement summarized by allowable conservation purpose;
 - Total appraised value of the easements;
 - Total donated value of the easements;
 - Total dollar amount of tax credits issued;

As provided for in statute, the annual report also may include additional easement-specific information that would otherwise be publicly available. Accordingly, this report shows, by county, the number of acres protected by easements associated with applications approved in 2025.

The Division is authorized “to share publicly-available information regarding conservation easements with a third-party vendor for the purpose of developing and maintaining a registry of conservation easements in the state with a corresponding map displaying the boundaries of each easement...”. “Publicly available information” is defined to mean any document recorded by a county clerk and recorder or other information readily available to the public (see section 12-15-106(13)(c), C.R.S.), and the third-party vendor has been identified as the Colorado Ownership, Management, and Protection (COMaP) service administered by the Colorado Natural Heritage Program at Colorado State University.

The Division has consulted with the Commission to determine that the publicly available information to be shared with a third-party vendor shall consist of recorded deeds of conservation easement. The Division has collected all such information for conservation easements that generated a tax credit between January 1, 2011 and today, and the information is shared in real time with the third-party vendor upon the issuance of every new tax credit certificate.

Tax Credit Certificate Applications Received, Approved and Denied, and Average Processing Times

Applications Received

The Division received 68 tax credit applications in 2025 associated with conservation easements donated in two years, representing a 28% increase in the number of applications received compared to last year.

<u>Year of Conservation Easement Donation</u>	<u>No. of Applications received in 2024</u>	<u>No. of Applications received in 2025</u>
2023	8	2
2024	45	13
2025	<u>N/A</u>	<u>53</u>
Total tax credit applications received	53	68

The Division has completed review of 46 of the 68 applications received in 2025 and state income tax credits have been issued to the applicants. The 22 remaining applications were received in the last four months of the year and are pending review.

Applications Approved and Denied

The Division approved 63 tax credit applications in 2025 associated with conservation easements donated in three years, representing a 40% increase in the number of applications approved compared to last year.

<u>Year of Conservation Easement Donation</u>	<u>No. of Applications approved in 2024</u>	<u>No. of Applications approved in 2025</u>
2022	1	0
2023	17	1
2024	27	29
2025	<u>N/A</u>	<u>33</u>
Total tax credit applications approved	45	63

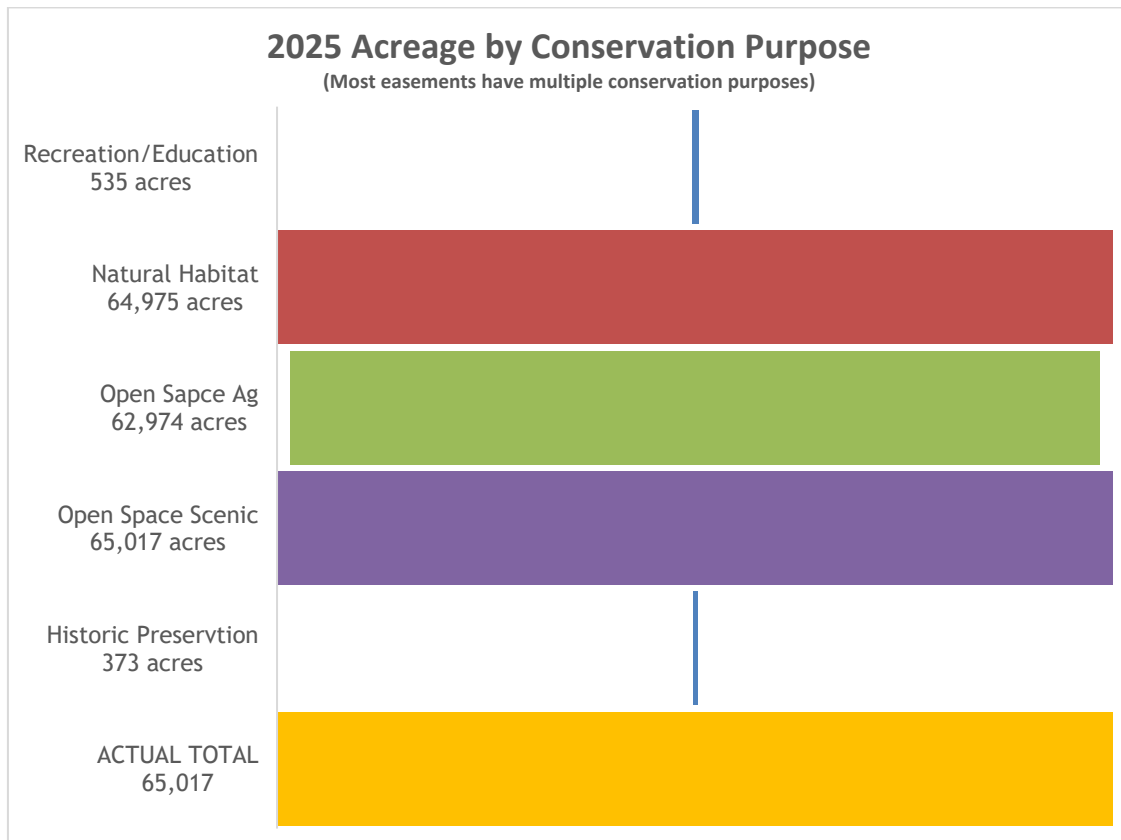
Please note that the total number of applications received, and the total number of applications approved do not represent the same set of applications because applications received at the end of the year are approved in the subsequent year.

Processing Times

All applications approved in 2025 were processed within the required 120 days, with an average processing time of 110 days. No applications were denied.

Total Acreage Under Easement Summarized by Allowable Conservation Purpose

The 63 applications approved in 2025 were for easements that protect a total of 65,017 acres, representing a 4% increase in the number of acres protected compared to last year.



Section 170(h) of the Internal Revenue Code (IRC) requires that tax-purposed conservation easements comprise restrictions granted in perpetuity exclusively for conservation purposes. The allowable conservation purposes are defined in four broad categories:

- Preservation of land area for outdoor recreation by, or the education of, the general public (535 acres)
- Protection of relatively natural habitat of fish, wildlife, or plants, or similar ecosystem (64,975 acres)
- Preservation of open space,
 - for scenic enjoyment (65,017 acres)
 - farmland and forest land - agriculture (62,974 acres)
- Preservation of historically important land area or certified historic structure (373 acres)

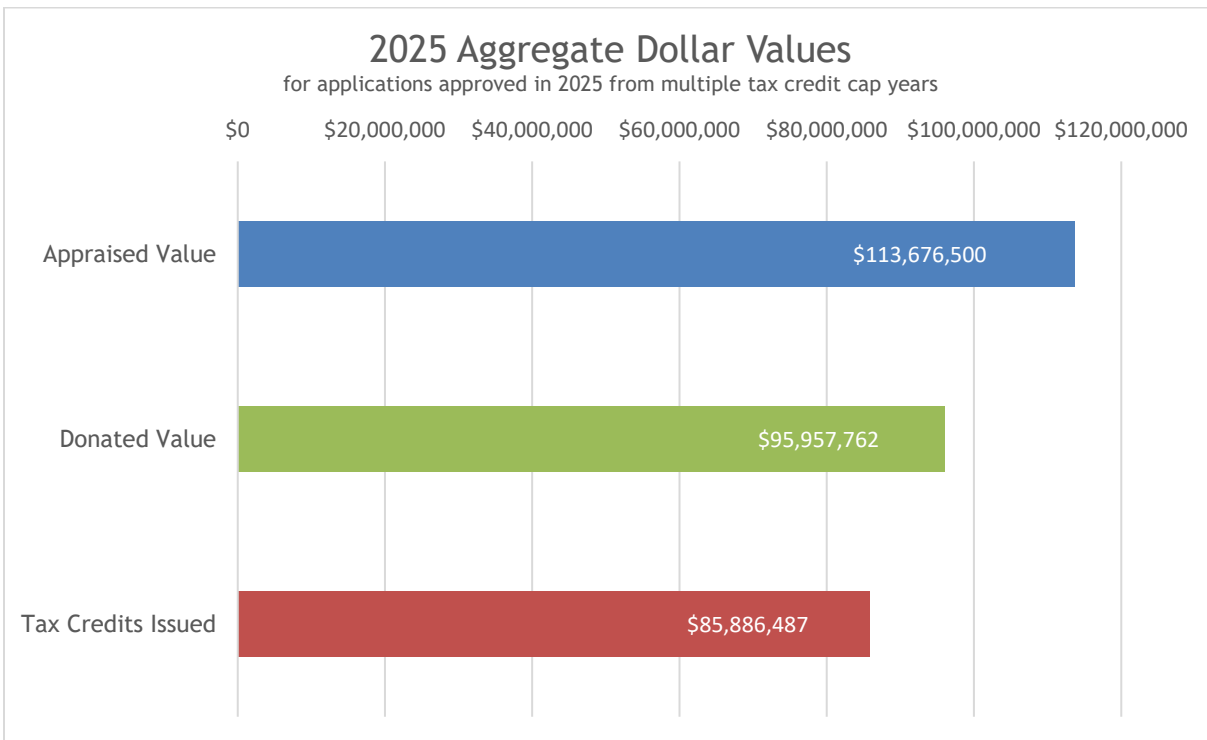
To qualify for a Colorado state income tax credit, the conservation easement must satisfy at least one of these purposes, however most easements satisfy more than one conservation purpose. For this reason, the gross encumbered acreage reported here exceeds the 65,017 acres of actual land area encumbered by easements.

Easement Valuation and Amount of Tax Credits Issued

The 63 applications approved in 2025 were for easements with a combined appraised value of nearly \$115 million, representing a 14% increase compared to last year. Much of the total, nearly \$96 million, was donated value which resulted in almost \$86 million in tax credits, issued from the annual caps for 2026-2030.²

The qualified appraisal submitted with each tax credit application sets forth the appraiser's opinion of the fair market value of the conservation easement. This value opinion is the basis for calculating the amount of the applicant's Colorado income tax credit.

For a conservation easement to qualify for a tax credit, it must have a charitable component.³ Easements where a landowner receives full value in exchange for the easement do not qualify for a state income tax credit. For bargain sale easements, where a landowner receives payment for a portion of the value of the easement, the amount of the bargain sale proceeds must be deducted from the appraised value of the easement before calculating the amount of the tax credit.



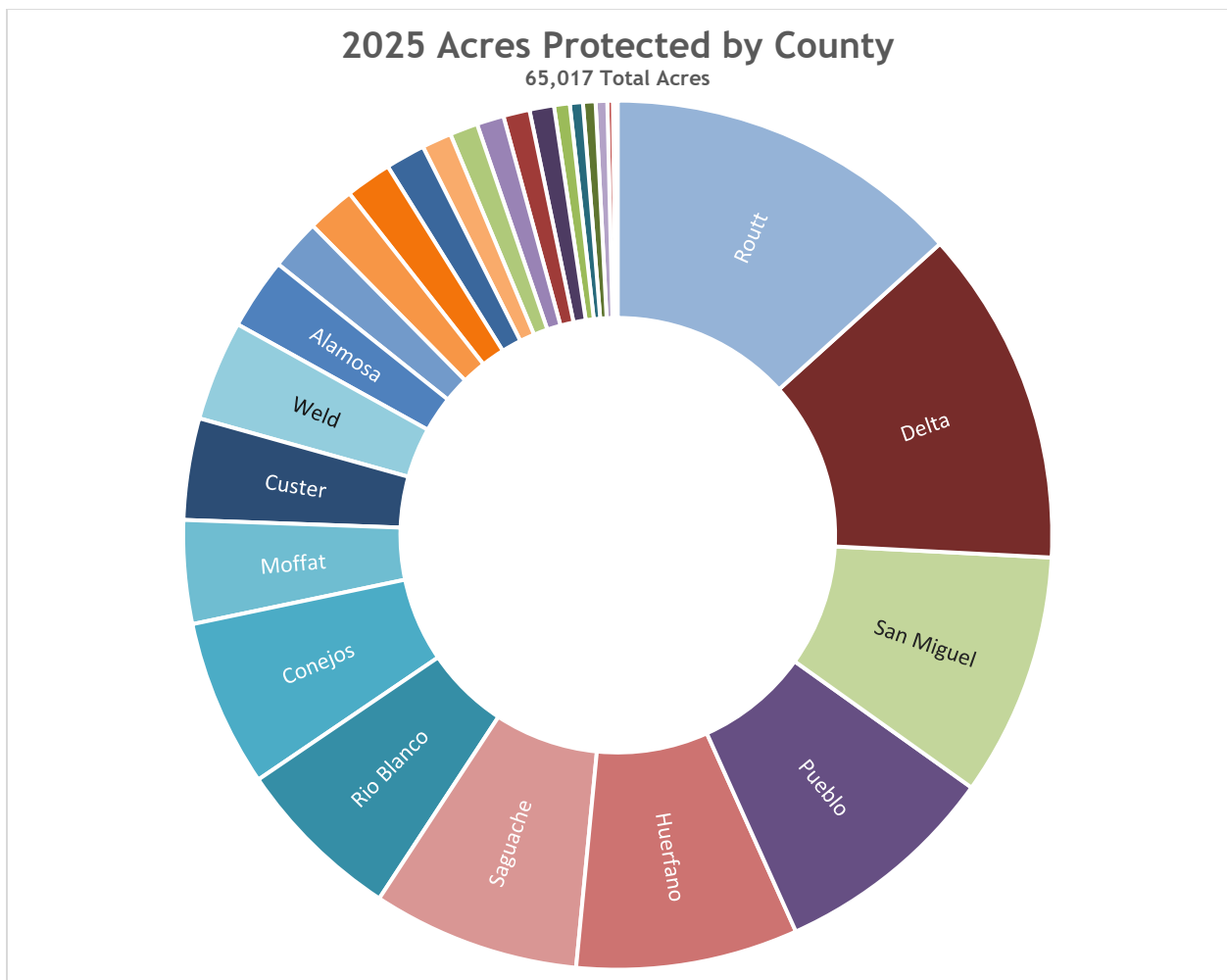
² The tax credit is limited to \$50 million each year. In any given calendar year, the Division receives applications for conservation easements donated in the current year and prior years. In addition, once the annual cap is reached, tax credits are issued from future year caps pursuant to 39-22-522(2.5) C.R.S. Moreover, tax credits in excess of \$1.5 million are issued in increments of \$1.5 million pursuant to section 39-22-522(4)(a)(II.5) C.R.S. In other words, the total amount of tax credits issued in a given calendar year is comprised of portions of multiple annual tax credit caps and may exceed \$50 million.

³ Section 12-15-106(1)(a) C.R.S. requires compliance with section 170(h) of the Internal Revenue Code and any federal regulations promulgated in connection with this code section. The landowner's "qualified appraisal" must comply with section 170(f) of the Internal Revenue code and any federal regulations promulgated in connection with this code section. Section 39-22-522(2)(B), C.R.S. specifies that a "...credit shall only be allowed for a donation that meets the requirements of section 170 of the federal "Internal Revenue Code of 1986", as amended, and any federal regulations promulgated in accordance with such section."

Additional Information Otherwise Publicly Available

The 63 applications approved in 2025 were for conservation easements that permanently protect 65,017 acres on private properties in 29 of Colorado’s 64 counties⁴:

Alamosa	160	Fremont	314	Pitkin	41
Boulder	137	Garfield	55	Pueblo	5,469
Chaffee	383	Gunnison	1,116	Rio Blanco	4,061
Clear Creek	18	Huerfano	5,365	Rio Grande	1,120
Conejos	2,478	La Plata	679	Routt	8,647
Costilla	1,165	Mesa	656	Saguache	5,020
Custer	2,455	Moffat	2,496	San Miguel	5,880
Delta	8,140	Montezuma	720	Teller	280
Dolores	302	Montrose	959	Weld	2,424
Douglas	590	Park	636		



⁴ Conservation easements that encumber properties that span county lines have been allocated equally between counties.