



The **House to Habitat** Program

The House to Habitat program is a creative, forward-thinking, and meaningful way to preserve nature in Massachusetts by making a gift of your house or other real estate. The resale of your donated real estate supports Mass Audubon's conservation, education and advocacy programs.

What it is and How it Works:

The House to Habitat program, established in 1988, is a way for anyone who owns real estate to protect nature. If you own developed or even highly-developed property that is not suitable for conservation, you can contribute it to Mass Audubon and we will use the proceeds to fund land protection. Our House to Habitat program allows people to donate their house, condominium, commercial or industrial property to Mass Audubon; the property is then sold and the proceeds support our land protection work. Your gift ensures that the fields, forest, coastlines and wetlands of Massachusetts are protected for generations to come.

What are the Benefits?

- You can make a significant and impactful conservation gift using non-conservation land.
- You can choose to make an outright gift or defer your gift to a future date.
- Your gift of property provides Mass Audubon with the funding to support the protection of nature.
- You are likely to be eligible for significant tax benefits
- The House to Habitat program is flexible, so we can work with you to find the giving solution that works for you and the timing that is right for you.



Donating through the House to Habitat Program:

To donate real estate via the House to Habitat Program:

1. Talk to your lawyer and/or financial advisor, and contact Mass Audubon to let us know of your interest in making a gift.
2. If Mass Audubon determines your property is eligible for the House to Habitat program, you donate your house, condo, vacation home, commercial or industrial property, apartment building, or other developed property to Mass Audubon. You have many options:
 - a. Donate the property outright, for a significant gift during your lifetime.
 - b. Place the property into a real estate Charitable Remainder Trust. This is an excellent option if you want to establish a stream of income for yourself now and support Audubon into the future.
 - c. Make a bequest/posthumous gift of the property.
 - d. Contribute the property to Mass Audubon now and retain your right to continue using the property for your lifetime through a Retained Life Estate.
3. Mass Audubon sells the property, and the proceeds from the sale support conservation efforts across the Commonwealth.

Property Eligibility:

Mass Audubon will determine property eligibility for House to Habitat based on multiple factors, including but not limited to:

- Fair market value
- Conservation value - conservable land will be appropriately protected prior to resale
- Development potential
- Title, mortgages and other liens
- Risk assessment, including public perception of the sale, marketability of the property, and liabilities related to environmental and structural considerations

Further Questions & More to Consider

If you're interested in a planned gift or gift of land but aren't sure that House to Habitat is right for you, please reach out. We'd be happy to talk with you about your wishes and help you explore the many options available for gift planning. Many plans allow you full control and use of your assets during your lifetime, and there are also options which would pay you an income during your lifetime.

Visit massaudubon.plannedgiving.org for more information or contact us directly.

We look forward to hearing from you. Thank you for considering Mass Audubon in your estate plans.

Contact the Gift Planning Department

Betsy Townsend, *Director of Gift Planning*
btownsend@massaudubon.org
781-259-2136

Planning your estate and legacy for future generations, including your charitable interests, takes careful evaluation. We encourage you to consult with your Advisors, as Mass Audubon does not provide individual legal or tax advice.

