Alternative Measures to Acquisition
Method of Property Acquisition

ACQUISITION OF CONSERVATION EASEMENT

- A right of passage over or the use of someone else's land
  - Practical in agricultural areas where the owner wants to retain title and continue farming
  - Practical where acquiring large parcels is cost prohibitive
- An easement can restrict owners’ use of property
- A conservation easement prevents owner from developing property
  - Owner retains title and can transfer title
  - Some may carry same restrictions as fee simple acquisition
  - Property is subject to restrictions regardless of who has title
**Pre-emptive Buyouts**
- Post Disaster (Katrina as example)
- Acquire parcels made vacant as result of storm event
- Acquired at pre-storm value with replacement housing benefits
- Costs savings
- Potential reduction in loss of life

**Option-To-Purchase**
- Vacant Parcels
- 2-3 year option to acquire (if funds become available)
- 5%-15% of fee value
- Sale price pre-determined (negotiable)
- Restricts property development otherwise owner maintains full utility of property
- Owner keeps funds if Government fails to acquire
- Owner responsible for O&M
Alternative Methods of Acquisition

Lease-to-Purchase

- Vacant Parcels
- 2-3 year option to acquire (if funds become available)
- 10%-15% of fee value
- Based on yearly lease payment (usually paid in Lump sum)
- Not available for owner use
- Government may use for project purposes
- Owner keeps funds if Government fails to acquire
- Government/sponsor responsible for O&M (negotiable)
- Lease can be extended