Easement Valuation

RIM Wetlands & RIM Buffers

Approximate 90% (crop rate) and 60% (non-crop rate) of the land value for permanent easements. Uses Township Average Tillable Land Value as reported by the MN Dept. of Revenue via the University of Minnesota Land Economics website. This is based on local assessor's reporting of prior year land sales.

Wild Rice and LSOHC Army Compatible Use Buffer (ACUB)

Uses 60% of most recent assessed land value (excluding buildings) for acres enrolled at time of application.

Development Prevention

RIM Easements do not allow development on the easement itself. Adjacent areas outside of the easement boundary still retain development rights. See this excerpt from our Easement Terms below:

"Shall not…erect or construct any type of structure, temporary or permanent, on the easement area…"

Building Envelopes

Prior to funding an application, we ensure we are achieving full protection of the targeted area. Areas of lesser importance are allowed to be excluded from the easement area. As an example, an appropriate area may be excluded for future plans to build a house, and this is negotiated up-front. We have denied funding certain high quality applications due to disagreement over building envelope location or size.

Existing & Future Structures

Future structures are barred from being placed on the easement, and existing structures are removed at landowner cost. Typically, structures and their associated building envelopes are excluded from the easement area.

Agricultural Land & Active Agriculture

Cropping can continue through the growing season in the year the easement is recorded. Native species restoration would then occur. Once vegetative restoration occurs, the agriculture-related activities that are allowed include:

- Pollinator plantings (e.g. early-spring blooming annuals that meet our 10% NTE 5 acre policy) or food plots (that meet our food plot policy-10% of easement area NTE 5 acres)
-Conservation haying or grazing, when used as a vegetation management, must have an approved management plan

Wildlife Habitat Prioritization

- Wildlife habitat prioritization is generally done as part of the site selection process using scoring systems weighted towards wildlife habitat and connectivity. Most of our programs favor wetland and grassland species.
- BWSR maintains Native Vegetation Establishment and Enhancement Guidelines. These Guidelines detail species diversity based on current site conditions and future project goals. They also show a seed source sequence used for obtaining species from as close to the site's ecological section as possible.
- Local Staff are familiar with site specifics, project goals, and landowner goals, and work with landowners to implement.

Allowed vs. Prohibited Uses

Landowners retain ownership and control of the property they enroll into the easement but the easement prohibits the following: 1) Cropping and grazing unless specifically approved by the BWSR for habitat management purposes, 2) Timber harvest, unless approved by the BWSR for forest management purposes, 3) Building or placing structures on the easement, 4) Mining activities, 5) Placement of wells and sewage disposal systems, 6) Grading and excavating or any activity that would alter the cover that has been established on the easement. Very generally speaking activities that do not affect destroy the cover are allowed and those that do are prohibited.

Natural Resource Management Requirements

Landowners receive financial assistance for the costs of establishing the conservation practices as outlined in a conservation plan developed by the SWCD in cooperation with the landowner. The landowner is responsible for maintaining the practices as well as controlling noxious weeds. Easements are inspected annually by the SWCD for the first five years and every third year thereafter. A copy of the inspection is provided to the landowner and to BWSR. If necessary, the SWCD provides direction to the landowner to assure compliance.