

Orange County

A Guide to Conservation Easements and Wetlands

An Informative Resource for Property Owners and Community Members

Introduction

CEs and wetlands play a crucial role in preserving our environment and maintaining biodiversity. They are protected areas that require special care and attention to ensure their long-term health and sustainability.



Neighborhoods with CEs and Wetlands

Many neighborhoods have areas designated as CEs or wetlands to protect sensitive ecosystems and natural resources. It is essential to be aware of these areas and understand the rules and regulations governing them. Search on your property plat or look for signs posted in your neighborhood to identify the location of your Conservation Easement.

What is a Conservation Easement?

A Conservation Easement (CE) is a legal agreement between a landowner and a conservation organization or government agency that restricts certain types of development or land use on a property to protect its natural, scenic, or cultural value.

What is a Wetland?







A wetland is an area of land that is saturated with water, either permanently or seasonally, and supports a variety of plant and animal species adapted to wet conditions. Wetlands play a vital role in filtering water, controlling flooding, and providing habitat for wildlife.

Conclusion and Further Resources

CEs and wetlands are vital components of our natural environment, providing numerous benefits such as habitat for wildlife, water quality protection, flood control, and recreational opportunities. As responsible stewards of the land, it is crucial for property owners and community members to understand and adhere to the rules and regulations governing these protected areas.

By following best management practices and respecting the restrictions set forth in CE agreements, we can ensure the long-term health and sustainability of these valuable natural resources.

Best Management Practices for Areas Adjacent to CEs

-  Minimize use of fertilizers and pesticides
-  Install bird feeders, bat boxes and other features that benefit wildlife
-  Avoid planting invasive species
-  Maintain CE signage
-  Do not disturb vegetation or soil in buffer zones without authorization
-  Avoid cutting trails through natural vegetation

By following these best management practices, property owners and community members can play a vital role in protecting and preserving CEs and wetlands. Together, we can safeguard these valuable natural resources for future generations to enjoy and appreciate.



Responsibilities if Your Property Contains a Conservation Easement






If your property contains all or a portion of a Conservation Easement, you have a responsibility to:

- Comply with the terms of the recorded CE document
- Avoid activities that could harm the protected area
- Report unlawful activities within protected areas to Orange County by dialing 3-1-1

Allowed and Prohibited Activities within a CE

Only passive recreation is allowed within a CE.

Prohibited Activities:

-  Alteration, grading, or construction of structures unless specifically allowed
-  Clearing of vegetation
-  Dumping of yard waste, trash, or any other substance
-  Alteration of water flow or quality
-  Excavation, dredging, or removal of detritus or soil



Scan for more resources

