

With the donation or sale of a historic preservation easement, a property owner gives away certain property rights, usually the ability to alter the exterior facade of the property without permission from the easement holder. Some easement programs, however, are focused on preserving the historic interior of a property and/or the land surrounding the structure. The easement holder can be a city government, nonprofit organization, or quasi-governmental

entity established as an independent nonprofit. Initially, the HTM was funded from city government in 1988, but maintained its 501 (c)(3) status and the authority to accept easements. The program is considered a valuable preservation incentive in the city and is used to protect both residential and commercial properties.

Other examples of low-cost incentives include zoning variances, regulatory relief through building and seismic codes, and tax incentives.

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